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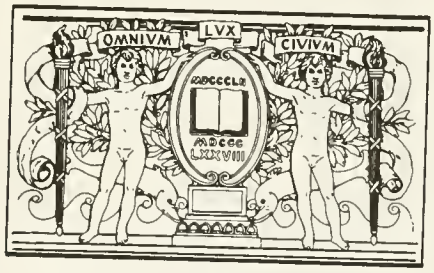

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亞美社區發展協會
Asian Community Development Corporation
360-B TREMONT STREET
BOSTON, MASSACHUSETTS 02116
TELEPHONE (617) 482-2380

Parcel B.

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September 27, 1989

Ronald Fong
Deputy Director
Boston Redevelopment Authority
City Hall Plaza, 9th floor
Boston, MA 02201

Re: Parcel R3-B

Dear Ron:

In accordance with Article 31-5, ACDC is submitting the enclosed Project Notification Form which describes the proposed development.

I have simultaneously filed a copy of the PNF with the City of Boston Transportation Department.

Please do not hesitate to contact me with any questions you may have.

Thank you for your assistance.

Sincerely yours,

Regina Lee

Regina Lee
Executive Director

Enclosure

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DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT

PROJECT NOTIFICATION FORM

I. Summary

A. **Project Identification**

1. **Project Name: Parcel R3-B Housing Development**

2. Address/Location: Corner of Washington and Oak Streets in Chinatown, Boston.

3. Property Owner: Boston Redevelopment Authority

4. Developer: Asian Community Development Corporation

5. Developer's Representative: Regina Lee, Executive Director

6. Development Consultant: The Community Builders, Inc., FKA, Greater Boston Community Development, Inc.

7. Architect: Woo & Williams

8. Legal Counsel: Goodwin, Procter & Hoar

9. Estimated Commencement/Estimated Completion: Construction scheduled to begin in June 1990. Completion is scheduled for September 1991.

10. Approximate Cost: $17,670,000 (See development pro forma, Attachment I.)

11. Status of Project Design: Schematic Design

12. Is this Project subject to Article 31 of the Boston Zoning Code? Yes.

B. Narrative Project Description

Site: Parcel R3-B is currently a vacant lot with a dilapidated building. The site measures 36,339 square feet and is bordered by Washington Street, Oak Street, Maple Place and a yet-to-be named public way which divides Parcel R3-B and Parcel R3-A.

Design: ACDC proposes to construct a housing complex with a central courtyard enclosed by residential structures on Washington Street, Oak Street, Maple Place and the public street separating Parcel R3-A and R3-B. A residential tower of 18 stories will be built on Washington Street. This tower will house 56 one and two bedroom units. The volume and density of the tower is minimized as only four units will be located on each floor.

The residential structure along Oak Street will be eight stories and house three and four bedroom duplexes with private entrances from the street and courtyard. Maple Place and the new public street will be four stories and also house duplex family-sized units. Large, street-sized gateways will be placed on Washington Street, Oak Street, Maple Place and the new public street to ensure the accessibility of the central courtyard to the community.

The residential complex includes a one level underground parking garage for 90 cars. Currently, three scenarios are proposed for the entrance/exit of the parking garage. If the garage accommodates cars for the Parcel R3-B housing development only, then the entrance/exit will be on Washington Street. If the Parcel R3-A and Parcel R3-B housing developments share a parking garage then the entrance/exit will be located on Marginal Road. If one garage is built for Parcels R3-A and R3-B as well as the proposed Parcel C development, the most likely entrance/exit is still Marginal Road, although a different entrance/exit may be selected based on the design of Parcel C as well as the outcome of geotechnical and transportation studies.

Development Program: ACDC proposes to construct 120 rental units on Parcel R3-B. Of the 120 units, 67% or 80 will be affordable to low and moderate income households. ACDC has designed a residential unit mix responsive to the great demand for affordable family sized units: 91 units are two and three bedroom units, 16 units are four bedroom units and 13 units are one bedroom units. Overall, 54% of the two bedroom units, 88% of the three bedroom units and 100% of the four bedroom units will be affordable to low and moderate income families.

C. Federal or State agencies from which permits or other actions have been or will be sought:

Agency Name	Permit
Department of Environmental Quality Engineering	
- Division of Air Quality Control	Fossil Fuel Utilization Permit
- Division of Water Pollution Control	Sewer Connection Permit
Federal Aeronautics Commission	Notice of Proposed Construction, Building Height and Lighting
Mass. Aeronautics Commission	Notice of Building Height and Lighting
Mass. Water Resource Authority	Sewer Use Discharge Permit

D. Zoning relief required for this project:

The project site is part of the Downtown Interim Planning Overlay District (IPOD). The Boston Redevelopment Authority and Chinatown Neighborhood Council are currently finalizing the zoning for the Chinatown community. The type of zoning relief required for this project will depend on the timing of its review and the final adoption of Chinatown zoning guidelines. Therefore, two scenarios are described; project review under IPOD guidelines and project review under adoption of proposed Chinatown zoning.

Project Review under IPOD guidelines: Chinatown is in Subdistrict H, a restricted growth area where the as-of-right height is 80' and the enhanced height is 100'. The more restrictive underlying zoning regulation with a FAR of 4 applies to this project. The project site is also in Subdistrict 3, designated as the Chinatown-Bay Village Housing Priority Area, where a minimum of 75% of the gross floor area of any proposed project must consist of residential use. Under these guidelines, the Parcel R3-B project will need to seek variances as the height of the tower is 168' and the FAR is 4.14.

Project Review under adoption of proposed Chinatown zoning: The project site would be in a Planned Development Area (PDA) targeted for housing development where the as-of-right height is 175' and FAR is 6. If this proposed zoning is adopted, the project will not need any variances.

E. City agencies from which permits or other actions will be sought:

Agency Name	Permit
Boston Redevelopment Authority	Project Approval
Boston Zoning Board of Appeals	Height Variance
Boston Water & Sewer Commission	Sewer Connection Permit
Boston Transportation Department	Traffic Access Plan Construction Management Plan
Inspectional Services Department	Building Permit
Public Improvements Commission	Discontinuance of Pine Street, redesignation and extension of Maple Place as a public way and establishment of a new public way dividing Parcels R3-A and R3-B.

F. Governmental agencies or programs from which financial assistance for this project is being sought:

The project will seek financial assistance from new public wayseveral of the following programs: A and R3Community Economic Development Assistance Corporation (CEDAC); Executive Office of Communities and

Development (EOCD) for low-income housing tax-credit allowances, Rental Housing Development Action Loan (R-DAL) and State Housing Rental Assistance Program (SHARP); Massachusetts Housing Finance Agency (MHFA), Tax-Exempt Bond Financing or Taxable Mortgage Financing; City of Boston for Community Development Block Grants (CDBG), Housing Linkage Funds, Rental Assistance - Section 8 and/or Chapter 707 from state or city sources.

II. Project Description

A. An introduction to the site, the proposed uses and approach is provided by the following exhibits in Attachment II:

a) Location Map (Exhibit A)
b) Site Plan (Exhibits B to F)
c) Pine Street Discontinuance Plan (Exhibit G)
d) Marginal Road Discontinuance Plan (Exhibit H)
e) Utilities Maps (Exhibits I to K)
f) Architectural Renderings (Exhibits L to M)
g) Floor Plans (Exhibits N to Q)
h) Shadow Studies (Exhibits R to W)

B. Dimensions

Building Height	36-168 feet
Number of Stories	4-18
Gross Square Footage of Lot	36,339 SF
GSF of Lot Less 2,730 Estimated Size of Public Street Dividing Parcels R3-A and R3-B	33,609
Yard (Central Courtyard)	10,246 SF
Parking Facilities (number spaces, types of users)	90 spaces; 84 accessory to residential units, 6 for public use
Gross Floor Area	145,585 GSF
Floor Area Ratio	4.33

C. Proposed uses and the square footage of each use:

Residential	145,585 GSF
Parking	32,400 - 36,339 GSF (depending on foundation design)

III. Assessment of Development Review Components

A. Transportation Components

1. Traffic Management
2. Parking Management
3. Construction Management

A Transportation Access Plan report will be prepared on behalf of the sponsors of both Parcels R3-A and R3-B by Howard/Stein-Hudson and will address all three components of the transportation analysis listed above. This study is being conducted in conjunction with the New England Medical Center which is in the process of preparing an Institutional Master Plan. The report will identify and analyze the combined traffic/parking impacts related of Parcels R3-A and R3-B in conjunction with the NEMC's planned expansion of 600,000 square feet and garage replacement/expansion from 400 to 1,00 parking spaces over a 10 to 15 year period. Howard/Stein-Hudson will be conducting a series of scoping sessions with the BRA and the Transportation Department in the near future. ACDC has made recommendations to the consultant regarding each transportation component:

Specifically, the traffic management component will study three garage scenarios: (1) a two to three level underground garage under Parcels A, B and C (extending under Oak Street), (2) two underground garages: one under Parcels A and B, and the other garage under Parcels C , and (3) three underground garages: one under Parcel A with entrance on Marginal Road,one under Parcel B with entrance on Washington Street, and one under Parcel C . The report will analyze the impact of mixed use parking under each scenario (shoppers/tourists/visitors/midtown-cultural district users) on existing and future traffic and parking patterns in the immediate area, peak hour traffic volume, and pedestrian safety issues and mitigation measures. The key streets and intersections relating to the Parcel B development which will be studied are 1) Marginal Road, 2) Washington Street, 3) Oak street, 4) Maple Place and Johnny Court, 5) Harrison Avenue, 6) intersection of Oak and Washington Streets and 7)intersection of

Oak and Washington Streets and 7)intersection of Marginal Road and Washington Street, 8) intersection of Oak Street and Harrison Avenue, 9) intersection of Harrison Avenue and Marginal Road, 10) intersection of Hudson and Marginal Road.

The report will also examine issues of traffic flow and pedestrian safety (particularly visibility regarding emerging cars from parking garage) for various garage entrance/exit sites. In addition, the report will identify any potential for queuing at the garage entrance/exit, the times during the day and evening, and mitigation measures. It will also study any traffic or pedestrian safety impact of the internal traffic flow in the Parcel A and B housing components as result of the extension of Maple Place as a public way.

The construction management component will study 1) potential roadway restrictions on Washington Street, Oak Street and Johnny Court, 2) replacement parking and temporary parking for construction workers, 3) relocation of MBTA stop at Washington Street and Marginal Road, and 4) maintaining pedestrian connections along Washington Street, Oak Street and Johnny Court during construction, and 5) pedestrian safety measures during construction period particularly in light of the density of community service agencies and housing in the immediate surrounding areas.

B. Environmental Protection Component

1. Wind

The trees at the buildings' perimeter and within the courtyard are used to mitigate the effects of wind at grade.

2. Shadow

See shadow studies, Attachment II, Exhibits S to X.

3. Daylight

The daylight effect on Maple Place and the yet to-be-named public street is insignificant as the structures along these streets are only four stories in height. Oak Street is narrow and daylight across it will be adversely affected by the eight story structure proposed at its southern edge. However, across Oak Street is a parking lot and any adverse effect on daylight

will be minimal in impact.

The broad width of Washington Street, on the other hand, provides a buffer reducing any adverse effect the eighteen story tower would have on its neighbors.

4. Solar Glare

The exterior materials used on these structures will not cause significant solar glare. The amount of glazing and reflective materials in the facades will be less than 25 percent.

5. Air Quality

Short-term air quality impacts from fugitive dust may be expected during demolition and construction. Mitigation methods such as hosing down and removal of spoils from the site using covered trucks will be utilized to effectively minimize this. There are no long-term air quality related impacts as a result of minimal traffic increases.

6. Water Quality

The project area is currently largely impervious and drains into the City's stormwater system. Redevelopment of the property is not expected to result in increased runoff. After construction, water from roofs and recreational areas is not expected to carry significant nor substantial contaminants.

7. Flood Hazard Zones/Wetlands

The property is not located in a flood hazard zone or a designated wetland.

8. Groundwater

Preliminary study of Parcel R3-A and R3-B shows that the groundwater is expected to mirror the topography to some extent and is anticipated to vary from about El. +9 at the northeast corner to about El. +6 at the southeast corner. It appears that maintaining the water level and minimizing the impact of construction dewatering may be preferable to any system of permanent dewatering or underdrainage. Maintaining the water level will allow the pressure to be used to offset building weights for mat foundation design under the towers. Further studies will be conducted in

the course of initial design.

9. Geotechnical Impact Including Subsoil Conditions

Preliminary study shows that the site is located near the original shoreline of the Boston peninsula and was formed in a complex geologic environment resulting in the radical variations in soil conditions across the site. The project site is covered by 10 to 12 feet of miscellaneous fill materials. Underlying the fill is between 1 to 10 feet of organic silt. Beneath this, is approximately 50 to 90 feet of clay. Finally, below the clay is glacial till deposit which is about 5 feet in thickness. An in-depth geotechnical investigation will be conducted.

10. Solid and Hazardous Wastes

If upon further geotechnical studies, any solid or hazardous wastes are discovered, they will be handled according to procedures which comply with regulations set by the Department of Environmental Quality Engineering.

11. Noise

There will be normal noise associated with construction. Long-term noise effects at the site are expected to be minimal.

12. Construction Impact, Proposed Safety Features and Construction Methodology.

These will be formulated at a later date once design is complete.

13. Rodent Control

A full service rodent control contract which will run from commencement of demolition through completion of construction will be implemented. Chinatown is a participant in the City of Boston's Rodent Control program and ACDC intends to comply with all program rules and standards. In addition, as the site is located near the Central Artery project, ACDC expects to work collaboratively with the state and city to address and solve all potential rodent problems which may arise.

C. Urban Design Component

1. Architectural Compatibility and relationship to Subdistrict Urban Design Features

The urban design features of the Parcel R3-B housing development affirms Chinatown's cultural identity, reinforces a sense of street-level continuity and enhances Parcel R3-B's symbolism as a critical link within Chinatown and to neighboring communities. The layout and design of the Parcel R3-B site embodies elements of traditional Chinese architecture such as courtyards, gates and walls to preserve and celebrate the rich cultural heritage of Chinatown.

Low and mid-rise residential buildings on Oak Street, Maple Place and the new public way reinforce the existing low-rise residential fabric and serve to enclose an inner courtyard which is entered through street-sized gateways on Johnny Court, Washington and Oak Streets and the new public way. The gateways encourage pedestrian circulation through the site connecting Tai Tung Village to the Quincy School area. This architectural and urban design concept of inner courtyards, gates and walls promotes a sense of community and kinship among neighbors and users of the open space.

The materials used for the exterior of the buildings reinforce the existing facade of surrounding buildings. The mid-rise and high-rise buildings are divided into three zones each delineated by a distinct cornice line. The lowest layer, subject to most traffic and wear, will be precast concrete to approximate the stone base of typical Boston housing. The middle zone and the major surface material will be brick. The upper zone of the mid-rise and the middle zone of the high-rise will be durable cementitious stucco material.

3. Quality of Pedestrian Environment

The quality of the pedestrian environment will be greatly improved by the Parcel R3-B housing development. Currently, the site is vacant except for a dilapidated building on Washington Street. The residential streetscape will reinforce and affirm the community fabric since a community school, health center, elementary school and daycare are all located just across the street.

4. Consistency with Established Design Guidelines

In accordance with design guidelines for the area, the Parcel R3-B project design reflects and embraces Chinatown's cultural identity as well as reinforcing the existing facade of surrounding buildings. The varying heights of the residential components (18 story high-rise on Washington, 8 story mid-rise on Oak Street and 4 story low-rise on Maple Place and public way) comply with the existing building heights in the area. The low and mid-rise structures reinforce the residential fabric and the 18 story tower on Washington Street is located directly across from the Quincy Tower which is a 18 story elderly housing complex.

D. Housing Preservation Component

The Parcel R3-B housing development project will be generating 120 new units of housing. This project will be replacing a vacant lot containing only a vacant commercial structure and thus, will be a tremendous contribution to the Chinatown housing supply.

E. Historic Resources Component

The site is currently vacant except for a dilapidated commercial structure which has no historic significance.

F. Infrastructure Systems Component

1. Anticipated water consumption

Anticipated water consumption is estimated at approximately 110 gallons per bedroom or 32,000 gallons per day.

2. Anticipated electricity consumption

Anticipated electricity consumption is estimated at approximately 2,000 kilowatt hours per day (KWH).

3. Anticipated sewage generation

Anticipated sewage generation is estimated at approximately 110 gallons per bedroom or 32,000 gallons per day.

4. Anticipated energy requirements

Natural gas for heat and hot water is estimated at 120,000 cubic feet per year.

IV. Coordination with Other Governmental Agencies

Note anticipated jurisdiction of the following:

A. Boston Civic Design Commission Review

The project will be reviewed by the Boston Redevelopment Authority design staff. The Commission is not yet operational.

B. Boston Landmarks Commission Review

No Boston Landmark Commission review is required.

C. Massachusetts Environmental Policy Act Requirements.

Environment Notification Form filing is required.

D. Architectural Access Board Requirements.

The project will be designed to comply with the requirements of the Architectural Access Board.

V. Proponent's Certification

This form is concurrently being circulated to all agencies and persons as required by Boston Zoning Code, Article 31, Section 31-5 (1).

9/27/89
Date

Regina F. Lee

Regina F. Lee
Executive Director
Asian Community Development Corporation
360B Tremont Street
Boston, MA 02116
(617) 482-2380

ASIAN COMMUNITY DEVELOPMENT CORPORATION
PROJECT NOTIFICATION FORM

ATTACHMENT I

Parcel R3-B Financial Plan

The scale and complexity of the proposed development and the limited resources that are likely to be available at the City, State and Federal levels require a creative approach to project financing. Rather than attempt to finance the project using one source, the plan is based on financing through different sources: housing linkage funds as well as capital improvements contributions from the City, operating subsidies from the State, the availability of federal rental assistance and low income housing tax credits and finally , a third party assuming the cost of constructing an underground garage. The assumptions which have been made in the financial plan are as follows:

1. SHARP Operating Subsidy projected at 135% of base level per 1987 SHARP program.

2. City of Boston will assume the cost of capital improvements, which include discontinuance of Pine Street and Marginal Road, extension of Maple Place, and creation of the new public way dividing Parcels R3-A and R3-B.

3. Third Party is responsible for constructing and assuming the financing necessary for the underground parking garage under the following terms:

a) 90 spaces will be used by Parcel R3-B housing development.

b) costs paid by the third party include:

1. land costs,
2. construction costs for a garage capable of supporting the proposed structures above ground, including a platform capable of supporting 4 to 6 feet of soil for utilities connections,
3. incremental construction costs due to the garage serving as foundation for the housing,
4. part of design fees attributable to the garage, and
5. part of "other development costs", including professional fees attributable to the garage.

c) third party will provide adequate maintenance and corrosion protection for the life of the housing development.

The cost of this project is detailed in the attached pro forma. In summary, the projected total development cost is approximately $17,670,000. A linkage contribution of $3,670,000 or $30,583 per unit will be required. In the alternative, if a third party does not assume the garage and foundation cost, the total cost of the development will be $20,920,000. A housing linkage contribution of $6,920,000 or $57,670 per unit will be required.

ASIAN COMMUNITY DEVELOPMENT CORPORATION 09/27/89
BRA PARCEL R3-B PROJECT NOTIFICATION FORM
FINANCIAL PLAN

A. PROGRAM SUMMARY

RESIDENTIAL UNIT MIX

Type of Unit	Low	Mod	Market	Total	
1-BR	4	0	9	13	11%
2-BR	19	12	27	58	48%
3-BR	23	6	4	33	28%
4-BR	14	2	0	16	13%
TOTAL	60	20	40	120	100%
PERCENT	50%	17%	33%	100%	

DEVELOPMENT SQUARE FOOTAGE

Type of Unit	# of Units	Net Rentable Sq. Ft.	Total Net Rentable Sq. Ft.	NSF to GSF Ratio	Gross Res. Sq. Ft.
1-BR	13	600	7,800		
2-BR	58	800	46,400		
3-BR	33	1,100	36,300		
4-BR	16	1,300	20,800		
Total	120		111,300	76.5%	145,585

Size of Parcel B	36,339
less "Solomon's Way"	2,730
Net Lot Size	33,609
FAR	4.33

PARKING GARAGE		# of Spaces	GSF per Space	Total GSF
Residential @	0.7 spaces per unit	84	400	33,600
Public		6	400	2,400
Total		90		36,000

ASIAN COMMUNITY DEVELOPMENT CORPORATION 09/27/89
BRA PARCEL R3-B PROJECT NOTIFICATION FORM
FINANCIAL PLAN

B. DEVELOPMENT PRO-FORMA

No. of Units	120	Gross Sq Feet	145,585
Net Sq Feet	111,300	Parking Gross Sq Feet	36,000

ACQUISITION				1
HARD COSTS				
Building	145,585 GSF @	$90.00 / GSF		13,102,650
Parking	36,000 GSF @	$0.00 / GSF		0
Construction Contingency	5.0%			660,000
TOTAL HARD COSTS				13,762,650
Construction Fees				
Surveys, Permits, etc.				150,000
Bond Premium	1.0%			138,000
Architect's Fee	5.0%			688,133
Permits & Other Fees	1.0%			138,000
Subtotal Construction Fees				1,114,133
General Development Costs				
Construction Loan Interest		Rate	term	Avg bal	833,000
		8.0%	20	6,250,000	
Real Estate Taxes					25,000
Insurance					70,000
MHFA Site Inspection Fee	0.50% of loan				62,500
MHFA Application Fee	0.30% of loan				37,500
MHFA Financing Fee	2.00% of loan				250,000
FNMAE Credit Enhancement	4.75% of loan				594,000
Legal					150,000
Title & Recording					30,000
Organizational & Clerk of the Works					200,000
Accounting & Cost Certification					40,000
Development Consultant Fees					250,000
Rent-Up & Marketing					75,000
Appraisal Fee					10,000
Environmental Review					40,000
Contingency	5.0%				133,000
Subtotal General Development					2,800,000
TOTAL SOFT COSTS	28.4% of Hard Costs				3,914,133
TOTAL DEVELOPMENT COSTS					17,676,784
per UNIT					$147,307
per GSF					$121

ASIAN COMMUNITY DEVELOPMENT CORPORATION 09/27/89
BRA PARCEL R3-B PROJECT NOTIFICATION FORM
FINANCIAL PLAN

NOTES TO OPERATING PRO-FORMAS:

1. RENTS

Unit Type	Low Income Rents (Sect 8) FY 1989	Rents Trended 24 mos + 5%	Estimated Market Rents FY 1989	Rents Trended 24 mos + 10%
1-BR	681	715	700	770
2-BR	803	843	900	990
3-BR	1,002	1,052	1,050	1,160
4-BR	1,123	1,179	1,150	1,270

Section 8 Rents based on Boston Fair Market Rents for Existing Housing as of October 1, 1988.

Moderate Income Rents Based on Midpoint Monthly Housing Expense (30% of the Gross Monthly Income) of Moderate Income Households (72% of Median). Families earning less than 65% of median qualifies for section 707 subsidies. 72% is the midpoint between 65% and 80%.

Family Size	Max Rent 80% of median @ 1/88	Mid Rent 72% of median @ 1/88	Unit Size	Family Size per Unit	Moderate Income Rents @ 1/88	MASS PIKE TOWERS MOD RENTS @ 1/88	Mod Rents Trended 24 mos + 10%
1	568	511	1	1.5	547	520	600
2	648	583	2	3.0	656	612	720
3	729	656	3	5.0	775	660	850
4	810	729	4	6.5	843		930
5	861	775					
6	911	820					
7	963	867					

2. Utility Allowance Estimate based on Boston Housing Authority Section 8 / Chapter 707 Utility Allowance Chart. Tenants pay own electricity for cooking, lighting & refrigeration. Heat and hot water included in rent.

3. SHARP Operating Subsidy Calculated per 1987 SHARP Program

Unit Size	# of Units	Base Level	135.00% Limits	Base Level Total	135.00% Limits Total
1-BR	13	2,876	3,883	37,388	50,474
2-BR	58	3,595	4,853	208,510	281,489
3-BR	33	4,313	5,823	142,329	192,144
4-BR	16	5,033	6,795	80,528	108,713
	120			468,755	632,819

4. Third party responsible for construction and operation of garage, and collects the revenue for the spaces allocated for housing.

ASIAN COMMUNITY DEVELOPMENT CORPORATION 09/27/89
BRA PARCEL R3-B PROJECT NOTIFICATION FORM
FINANCIAL PLAN

C. OPERATING PRO-FORMA

A. LOW INCOME UNITS 50.0%

LOW INCOME UNITS	NSF	# of Units	Monthly Rents (1)	Utility Allowance (2)	Unit Monthly Rents	Total Monthly Rents
1-BR	600	4	715	27	688	2,752
2-BR	800	19	843	31	812	15,431
3-BR	1,100	23	1,052	37	1,015	23,347
4-BR	1,300	14	1,179	44	1,135	15,892
Subtotal Low		60				57,422
MODERATE INCOME UNITS						
1-BR	600	0	600	27	573	0
2-BR	800	12	720	31	689	8,268
3-BR	1,100	6	850	37	813	4,878
4-BR	1,300	2	930	44	886	1,772
Subtotal Moderate		20				14,918
MARKET UNITS						
1-BR	600	9	770	27	743	6,687
2-BR	800	27	990	31	959	25,893
3-BR	1,100	4	1,160	37	1,123	4,492
4-BR	1,300	0	1,270	44	1,226	0
Subtotal Market		40				37,072

SUBTOTAL MONTHLY RESIDENTIAL RENTAL INCOME			109,412
NET PARKING INCOME	$0.00 / month x	90 spaces (4)	0
LAUNDRY INCOME	$8.00 / month x	71 1-2BR units	568
TOTAL ESTIMATED GROSS MONTHLY INCOME			109,980
TOTAL ANNUAL GROSS INCOME			1,319,765
less vacancy @ 5%			65,988
EFFECTIVE GROSS INCOME			1,253,777
SHARP OPERATING SUBSIDY (3)			633,000
PROJECT EXPENSES @	$5,000 per unit		(600,000)
NET OPERATING INCOME			1,286,777

DEBT SERVICE	Principal	Rate	Term	Constant	
	12500000	8.00%	30	9.3827%	1,169,797

CASH FLOW / DEBT SERVICE COVERAGE 10.0% 116,980

ASIAN COMMUNITY DEVELOPMENT CORPORATION 09/27/89
BRA PARCEL R3-B PROJECT NOTIFICATION FORM
FINANCIAL PLAN

D. USES AND SOURCES OF FUNDS

USES	
Acquisition	1
Construction - Building	13,100,000
Construction - Parking	0
Soft Costs	3,780,000
Contingency	790,000
TOTAL USES	17,670,001
SOURCES	
DEBT FINANCING	
Mortgage at Tax-Exempt Bond Rate	12,500,000
TOTAL DEBT FINANCING	12,500,000
SYNDICATION	1,500,000
GRANTS/SUBORDINATED LOANS	1
LINKAGE	3,670,000
TOTAL EQUITY	5,170,001
TOTAL SOURCES	17,670,001
TOTAL LINKAGE REQUIRED	
Initial Capital Contribution	3,670,000
per unit @ 120 units	30,583

ASIAN COMMUNITY DEVELOPMENT CORPORATION
BRA PARCEL R3-B PROJECT NOTIFICATION FORM
FINANCIAL PLAN

09/27/89

E. 15 YEAR CASH FLOW ANALYSIS
(Total Dollars, in THOUSANDS)

RENTAL INCOME	YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Low Income Rents	5.0% infl.	689	724	760	798	838	879	923	970	1,018	1,069	1,122	1,179	1,237	1,299	1,364
Moderate Income Rents	3.0% infl.	179	184	190	196	201	208	214	220	227	234	241	248	255	263	271
Market Rents	5.0% infl.	445	467	490	515	541	568	596	626	657	690	725	761	799	839	881
TOTAL RENTAL INCOME		1,313	1,375	1,440	1,508	1,580	1,655	1,733	1,816	1,902	1,993	2,088	2,187	2,292	2,401	2,516
NET PARKING INCOME	5.0% infl.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LAUNDRY INCOME	5.0% infl.	7	7	8	8	8	9	9	10	10	11	11	12	12	13	13
POTENTIAL GROSS INCOME		1,320	1,382	1,448	1,516	1,588	1,663	1,742	1,825	1,912	2,003	2,099	2,199	2,304	2,414	2,529
VACANCY	5.0%	66	69	72	76	79	83	87	91	96	100	105	110	115	121	126
EFFECTIVE RESIDENTIAL INCOME		1,254	1,313	1,375	1,440	1,509	1,580	1,655	1,734	1,817	1,903	1,994	2,089	2,189	2,293	2,403
SHARP OPERATING SUBSIDY		633	604	573	541	507	472	435	397	357	314	270	224	176	125	72
EFFECTIVE GROSS INCOME		1,887	1,917	1,948	1,981	2,016	2,053	2,091	2,131	2,173	2,218	2,264	2,313	2,364	2,418	2,475
OPERATING EXPENSES	5.0% infl.	600	630	662	695	729	766	804	844	886	931	977	1,026	1,078	1,131	1,188
NET INCOME AVAILABLE FOR DEBT SERVICE		1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287
MHFA DEBT SERVICE		1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170
NET CASH FLOW		117	117	117	117	117	117	117	117	117	117	117	117	117	117	117
Return on Equity on	5,170,001	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%

P.V. of SHARP Annuities @ 9.00% 3,563,421

ASIAN COMMUNITY DEVELOPMENT CORPORATION
BRA PARCEL R3-B PROJECT NOTIFICATION FORM
FINANCIAL PLAN

09/27/89

B1. ALTERNATIVE DEVELOPMENT PRO-FORMA INCLUDING GARAGE/FOUNDATION COST

No. of Units	120	Gross Sq Feet	145,585
Net Sq Feet	118,950	Parking Gross Sq Feet	36,000

ACQUISITION			1
HARD COSTS			
Building	145,585 GSF @	$95.00 / GSF	13,830,575
Parking	36,000 GSF @	$60.00 / GSF	2,160,000
Construction Contingency	5.0%		800,000
TOTAL HARD COSTS			16,790,575
Construction Fees			
Surveys, Permits, etc.			150,000
Bond Premium	1.0%		168,000
Architect's Fee	5.0%		840,000
Permits & Other Fees	1.0%		168,000
Subtotal Construction Fees			1,326,000
General Development Costs			
Construction Loan Interest	Rate 8.0%	term 20 / Avg bal 6,250,000	833,000
Real Estate Taxes			25,000
Insurance			70,000
MHFA Site Inspection Fee	0.50% of loan		63,000
MHFA Application Fee	0.30% of loan		38,000
MHFA Financing Fee	2.00% of loan		250,000
FNMAE Credit Enhancement	4.75% of loan		594,000
Legal			150,000
Title & Recording			30,000
Organizational & Clerk of the Works			200,000
Accounting & Cost Certification			40,000
Development Consultant Fees			250,000
Rent-Up & Marketing			75,000
Appraisal Fee			10,000
Environmental Review			40,000
Contingency	5.0%		133,000
Subtotal General Development			2,801,000
TOTAL SOFT COSTS	24.6% of Hard Costs		4,127,000
TOTAL DEVELOPMENT COSTS			20,917,576
per UNIT			$174,313
per GSF			$144

ASIAN COMMUNITY DEVELOPMENT CORPORATION 09/27/89
BRA PARCEL R3-B PROJECT NOTIFICATION FORM
FINANCIAL PLAN

D1. USES AND SOURCES OF FUNDS INCLUDING GARAGE/FOUNDATION COSTS

USES	
Acquisition	1
Construction - Building	13,831,000
Construction - Parking	2,160,000
Soft Costs	3,994,000
Contingency	933,000
TOTAL USES	20,920,001
SOURCES	
DEBT FINANCING	
Mortgage at Tax-Exempt Bond Rate	12,500,000
TOTAL DEBT FINANCING	12,500,000
SYNDICATION	1,500,000
GRANTS/SUBORDINATED LOANS	1
LINKAGE	6,920,000
TOTAL EQUITY	8,420,001
TOTAL SOURCES	20,920,001
TOTAL LINKAGE REQUIRED	
Initial Capital Contribution	6,920,000
per unit @ 120 units	57,667

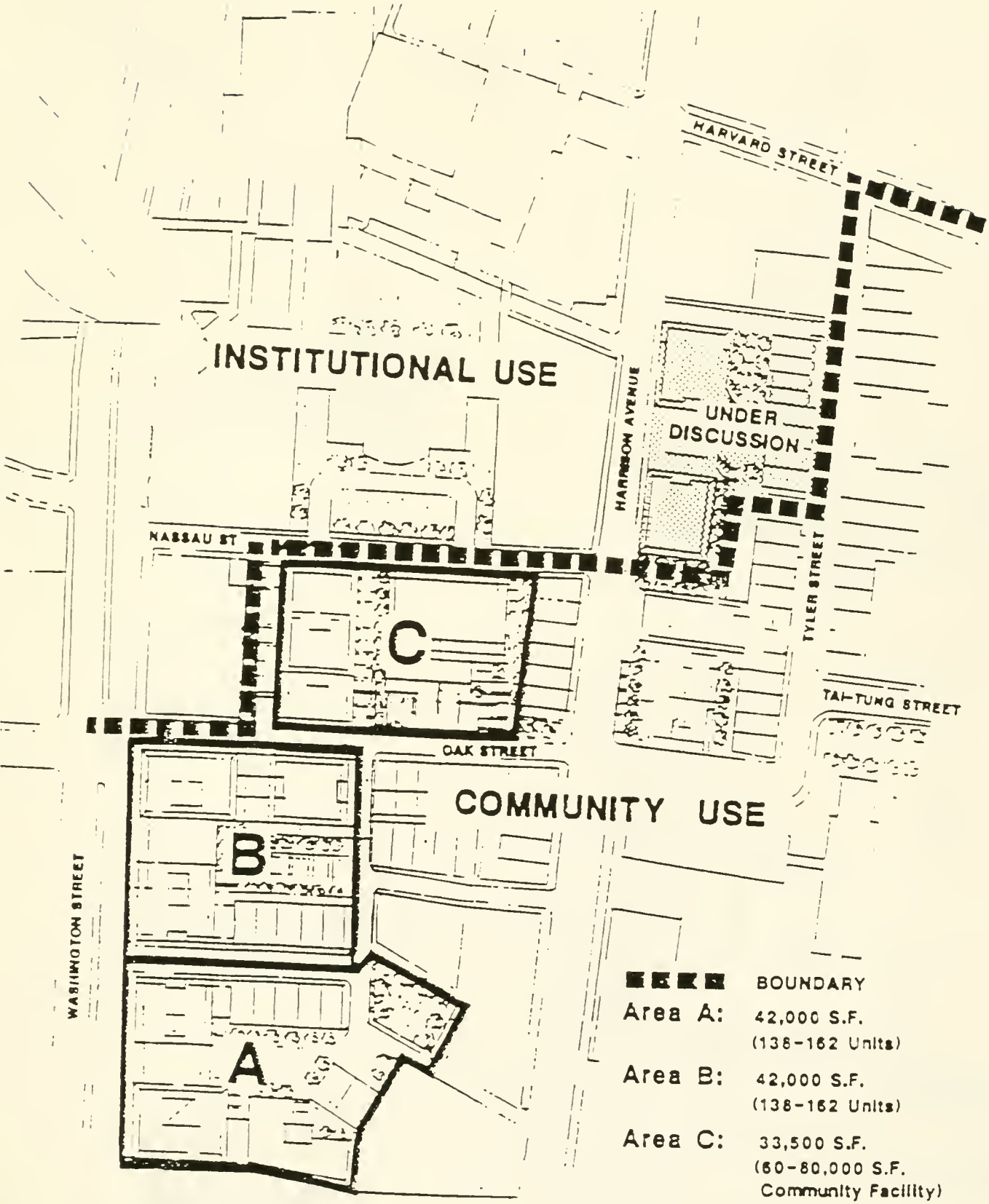

HARVARD STREET
INSTITUTIONAL USE
HARRISON AVENUE
UNDER DISCUSSION
NASSAU ST
TYLER STREET
C
TAI-TUNG STREET
OAK STREET
COMMUNITY USE
B
WASHINGTON STREET
A
BOUNDARY
Area A: 42,000 S.F. (138-162 Units)
Area B: 42,000 S.F. (138-162 Units)
Area C: 33,500 S.F. (60-80,000 S.F. Community Facility)

EXHIBIT II -A

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN WERE EITHER LOCATED BY A FIELD SURVEY OR WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY

SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS GENERAL LAWS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC ENGINEERING DEPARTMENT MUST BE CONSULTED

NOTE:

PROPERTY LINE DIMENSIONS AND AREA SHOWN REFLECT THE PROPERTY LINES OF THE PARCELS AS THEY ARE TO BE DELIVERED FROM THE BOSTON REDEVELOPMENT AUTHORITY AND DO NOT NECESSARILY REFLECT THE ACTUAL PROPERTY LINES AS OF JUNE 30, 1989

REFERENCES:

SUFFOLK REGISTRY OF DEEDS
- PLAN IN DEED BOOK 8585 PAGE 217
- PLAN IN DEED BOOK 8851 PAGE 730
- PLAN IN DEED BOOK 8857 PAGE 29
- LAND COURT CASE 6883 A&B

CITY OF BOSTON
- ASSESSORS MAP 3308
- SEWER PLAN A-744
- LAYOUT PLAN L-4534

ENGINEERING DEPARTMENT
- FIELD BOOK 599 PAGE 82
- FIELD BOOK 885 PAGE 127
- FIELD BOOK 878 PAGE 16-17
- FIELD BOOK 732 PAGE 136-138
- FIELD BOOK 795 PAGE 19
- FIELD BOOK 838 PAGE 84-86

BOSTON EDISON CO.
- PLAN 1405, 1233C, 1244
- T1802, S4540

BOSTON GAS CO.
- PLAN 43 & 44

NEW ENGLAND TELEPHONE
- PLAN 237 8470

BOSTON WATER & SEWER COMMISSION
- WATER DISTRIBUTION MAP 22K
- WASTE SYSTEM MAP 22K

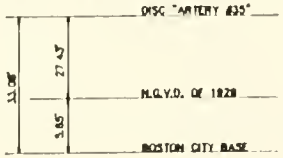
NOTE:

ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929

BENCHMARK USED:

MASS. GEODETIC DISC "ARTERY 635"
ELEV = 27.93

DATUM PLANE RELATIONSHIP



LEGEND:

ABAN	ABANDONED
BR	BRICK
BWW	BOSTON WATER WORKS
CB	CATCH BASIN
DH	DRILL HOLE
DMH	DRAIN MANHOLE
EHH	ELECTRIC HANDHOLE
EMH	ELECTRIC MANHOLE
FA	FIRE ALARM BOX
FND	FOUND
GB	GRANITE BASE
GG	GAS GATE
GR	GRANITE
HS	HIGH PRESSURE SERVICE
HSFS	HIGH PRESSURE FIRE SERVICE
LC	LAND COURT
LS	LOW PRESSURE SERVICE
R	RECORD
S	SURVEY
SMH	SEWER MANHOLE
STMH	STEAM MANHOLE
TMH	TELEPHONE MANHOLE
WG	WATER GATE
WUMH	WESTERN UNION MANHOLE
—OHW—	OVERHEAD WIRES
—E—	UNDERGROUND ELECTRICAL CONDUIT
—T—	UNDERGROUND TELEPHONE CONDUIT
—WU—	UNDERGROUND WESTERN UNION CONDUIT
—D—	UNDERGROUND DRAIN LINE
—G—	UNDERGROUND GAS LINE
—S—	UNDERGROUND SEWER LINE
—ST—	UNDERGROUND STEAM LINE
—W—	UNDERGROUND WATER LINE
▽	HYDRANT
●	LIGHT POLE
●	TRAFFIC LIGHTS

SITE
PLAN OF LAND
IN
BOSTON, MASS.

PREPARED FOR: A.C.D.C. & C.E.D.C.
SCALE: 1" = 16' JUNE 30, 1989
THE BSC GROUP – BEDFORD, INC.

LAND SURVEYORS
18 NORTH ROAD

CIVIL ENGINEERS
BEDFORD, MA 01730

SHEET 1 OF 4 SHEETS

Donald J. Freund
SEPT 14, 1989

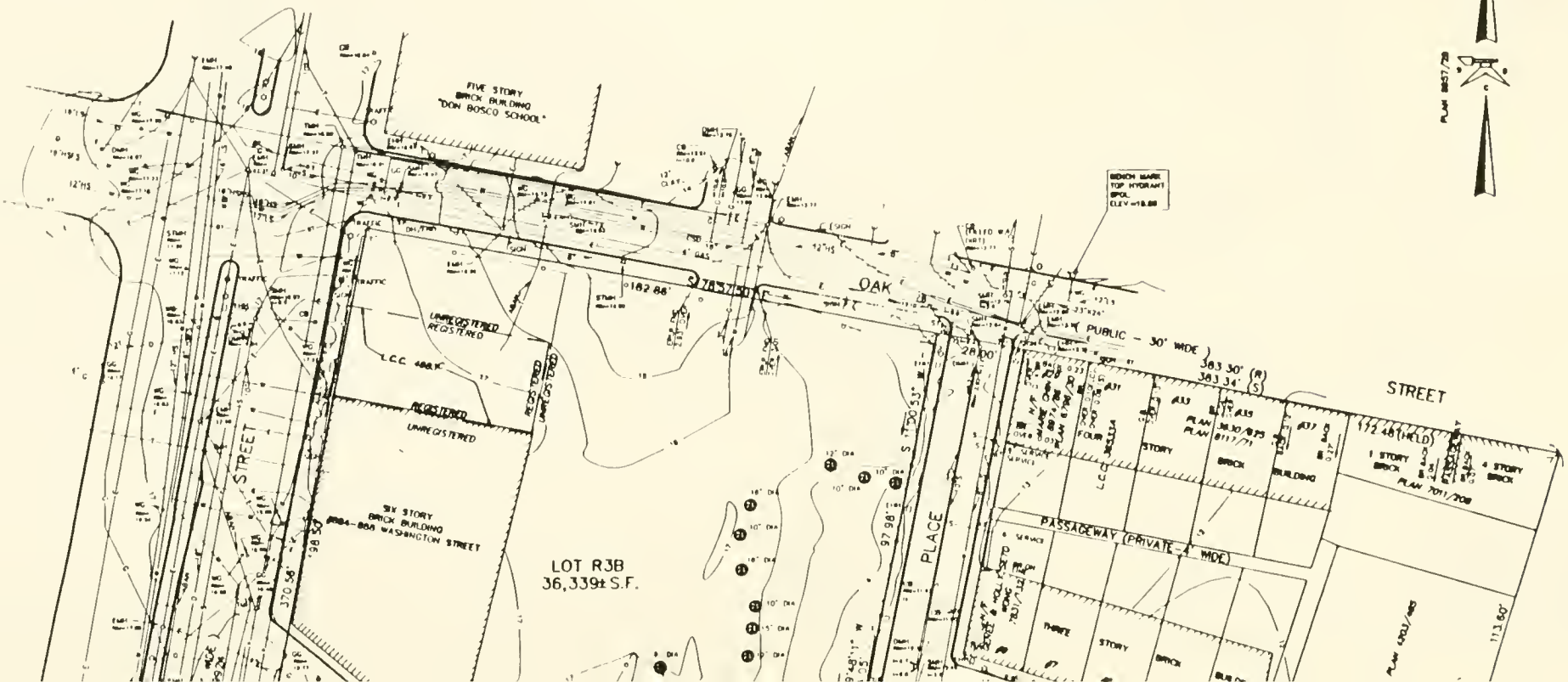
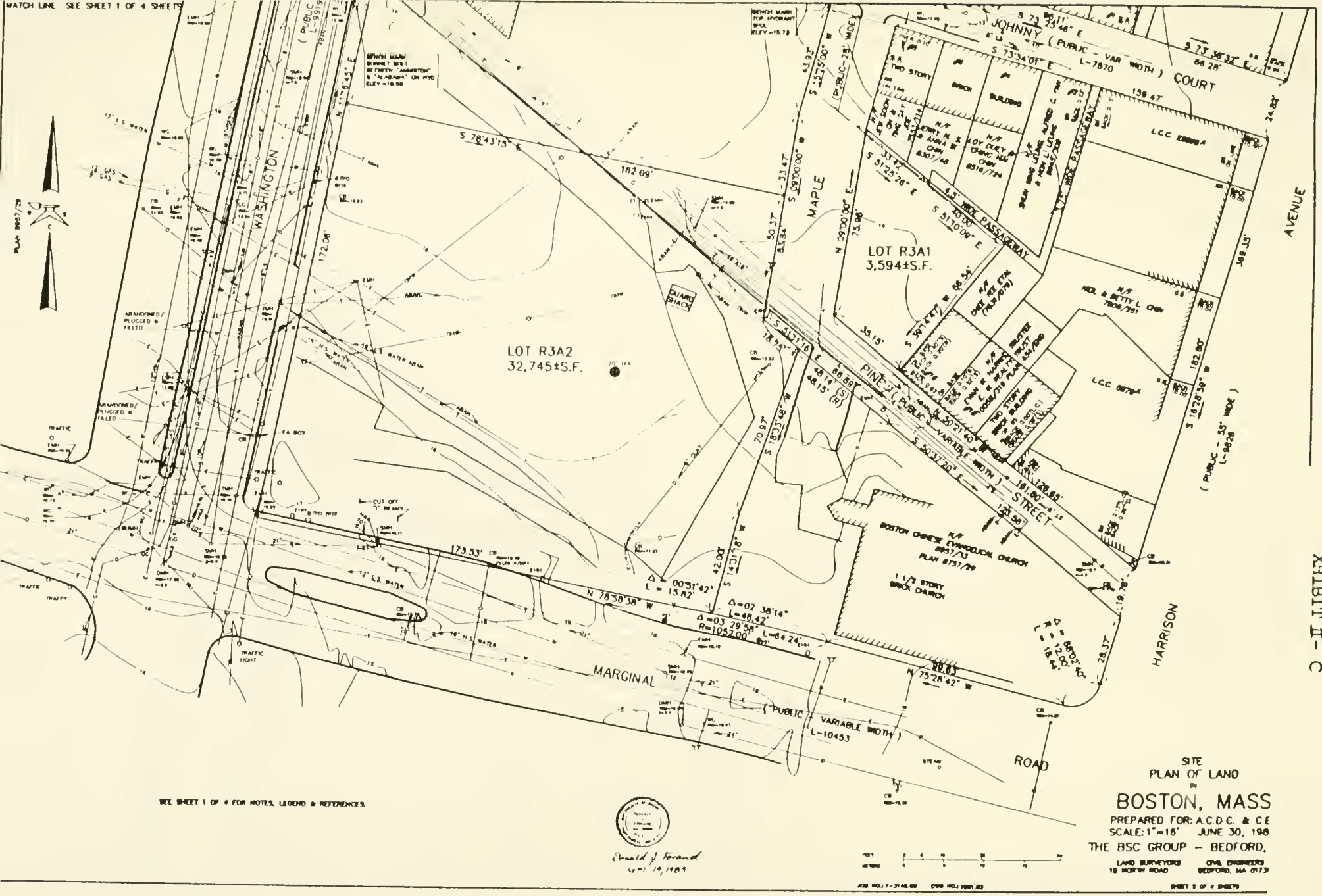


EXHIBIT II-3


MATCH LINE SEE SHEET 1 OF 4 SHEETS
WASHINGTON
MAPLE
JOHNNY COURT
(PUBLIC - VAR WIDTH) L-7870
LOT R3A1
3,594±S.F.
LOT R3A2
32,745±S.F.
PINE STREET
(PUBLIC - VARIABLE WIDTH) L-10453
MARGINAL ROAD
HARRISON AVENUE
(PUBLIC - 55' WIDE) L-9828
BOSTON CHINESE EVANGELICAL CHURCH
1 1/2 STORY BRICK CHURCH
QUARD SHACK
SEE SHEET 1 OF 4 FOR NOTES, LEGEND & REFERENCES.
SITE
PLAN OF LAND
IN
BOSTON, MASS
PREPARED FOR: A.C.D.C. & C.E.
SCALE: 1"=16' JUNE 30, 198
THE BSC GROUP - BEDFORD,
LAND SURVEYORS
18 NORTH ROAD
CIVIL ENGINEERS
BEDFORD, MA 0173

XHIBIT II- C

SITE
PLAN OF LAND
IN
BOSTON, MASS.

PREPARED FOR A.C.D.C. & C.E.D.C
SCALE: 1"=16' JUNE 30, 1989
THE BSC GROUP – BEDFORD, INC
LAND SURVEYORS 10 NORTH ROAD CIVIL ENGINEERS BEDFORD, MA 01730

SHEET 2 OF 4 SHEETS

Donald J. Freund
SEPT 19, 1989

SEE SHEET 1 OF 4 FOR NOTES, LEGEND & REFERENCES

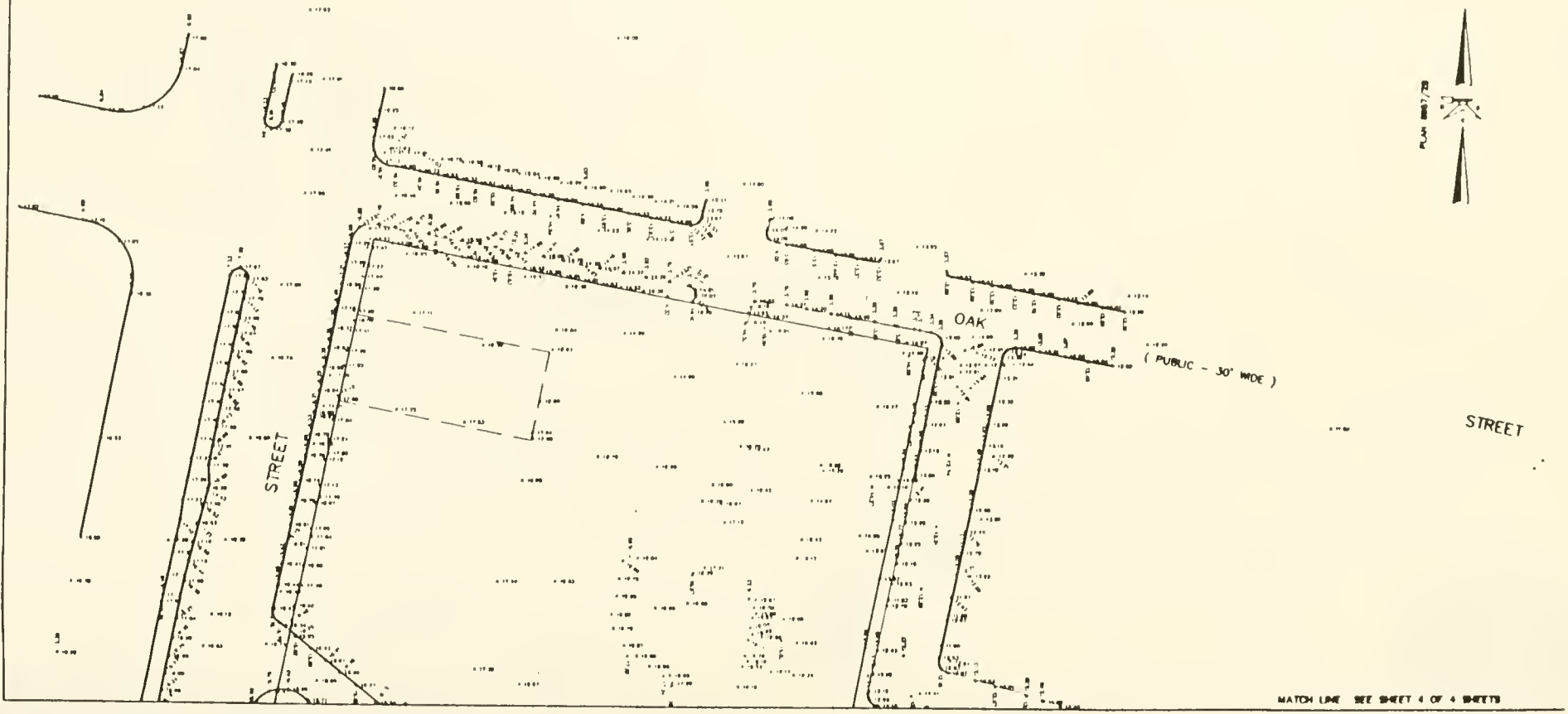


EXHIBIT I - D

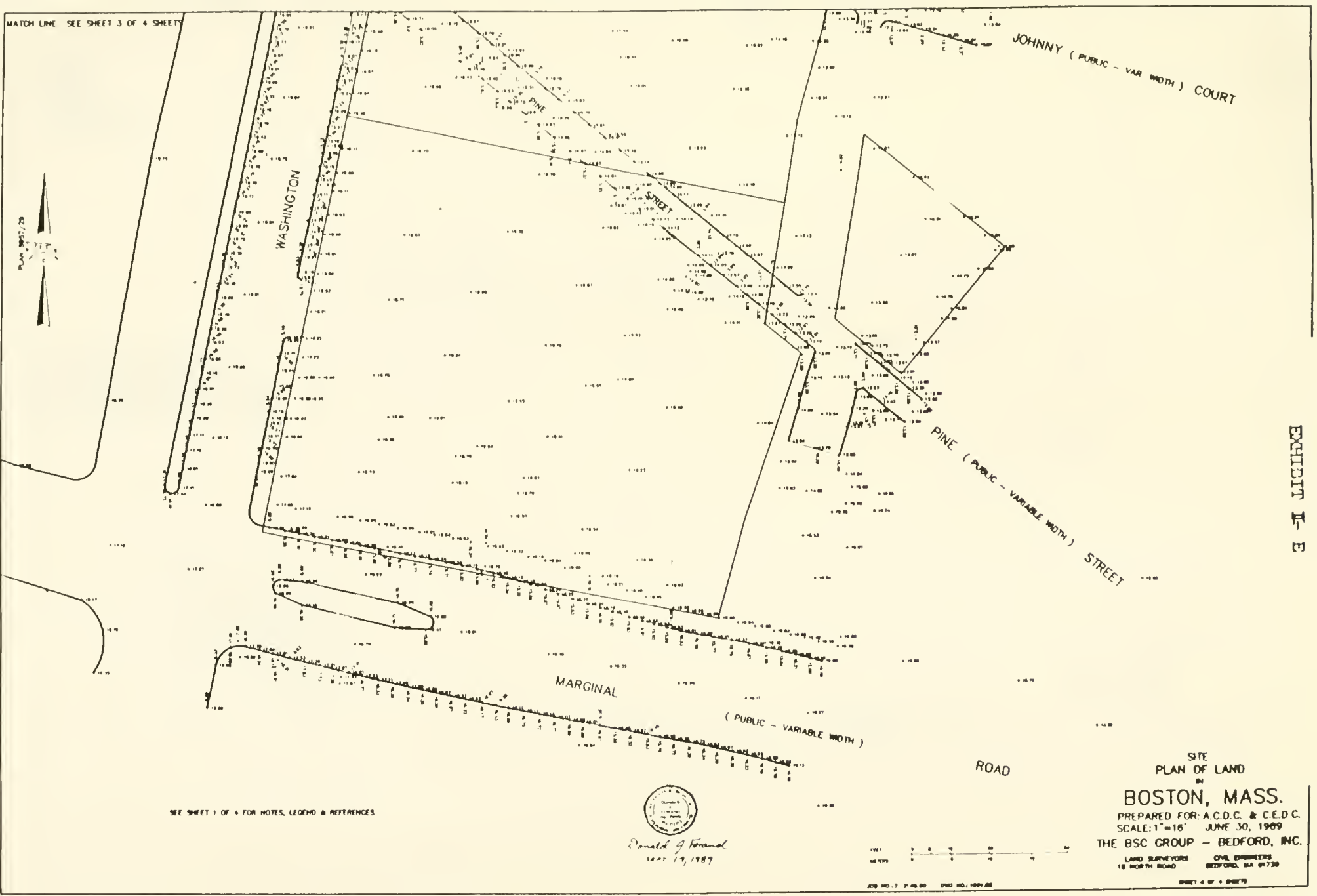
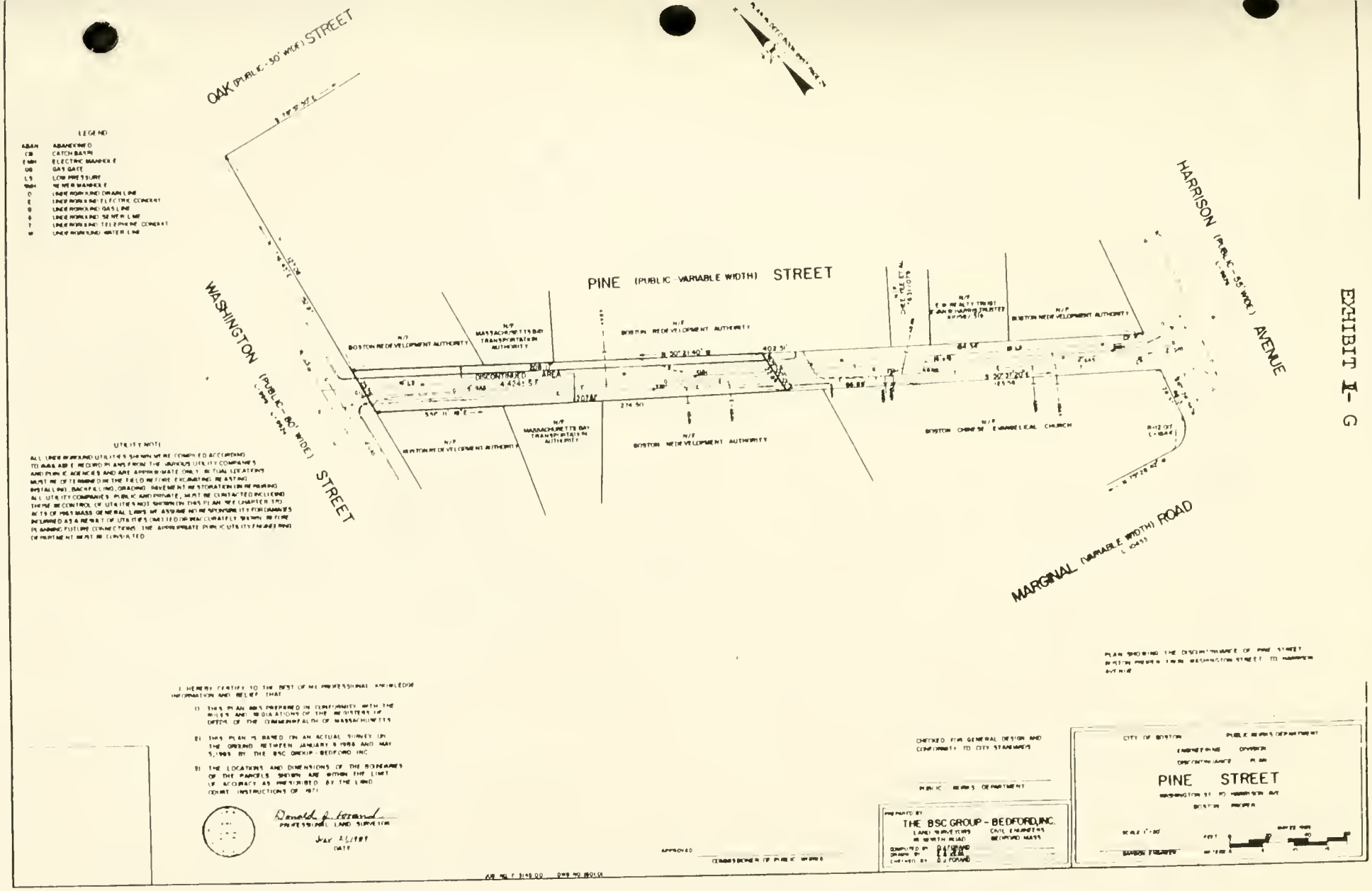

MATCH LINE SEE SHEET 3 OF 4 SHEETS
JOHNNY (PUBLIC - VAR WIDTH) COURT
PINE
STREET
WASHINGTON
PINE (PUBLIC - VARIABLE WIDTH) STREET
MARGINAL
(PUBLIC - VARIABLE WIDTH)
ROAD
SEE SHEET 1 OF 4 FOR NOTES, LEGEND & REFERENCES
Donald J. Forand
SEPT 19, 1989
SITE
PLAN OF LAND
IN
BOSTON, MASS.
PREPARED FOR: A.C.D.C. & C.E.D.C.
SCALE: 1"=16' JUNE 30, 1989
THE BSC GROUP - BEDFORD, INC.
LAND SURVEYORS
18 NORTH ROAD
CIVIL ENGINEERS
BEDFORD, MA 01730
SHEET 4 OF 4 SHEETS

EXHIBIT II-E

EXHIBIT I- G



PLAN SHOWING THE DISCONTINUANCE OF PINE STREET BOSTON PROPER FROM WASHINGTON STREET TO HARRISON AVENUE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE INFORMATION AND BELIEF THAT

1) THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

2) THIS PLAN IS BASED ON AN ACTUAL SURVEY ON THE GROUND BETWEEN JANUARY 9 1986 AND MAY 5, 1986 BY THE BSC GROUP - BEDFORD INC

3) THE LOCATIONS AND DIMENSIONS OF THE BOUNDARIES OF THE PARCELS SHOWN ARE WITHIN THE LIMIT OF ACCURACY AS PRESCRIBED BY THE LAND COURT INSTRUCTIONS OF 1971

Donald J. Ferrand
PROFESSIONAL LAND SURVEYOR
July 2, 1987
DATE

CHECKED FOR GENERAL DESIGN AND CONFORMITY TO CITY STANDARDS

PUBLIC WORKS DEPARTMENT

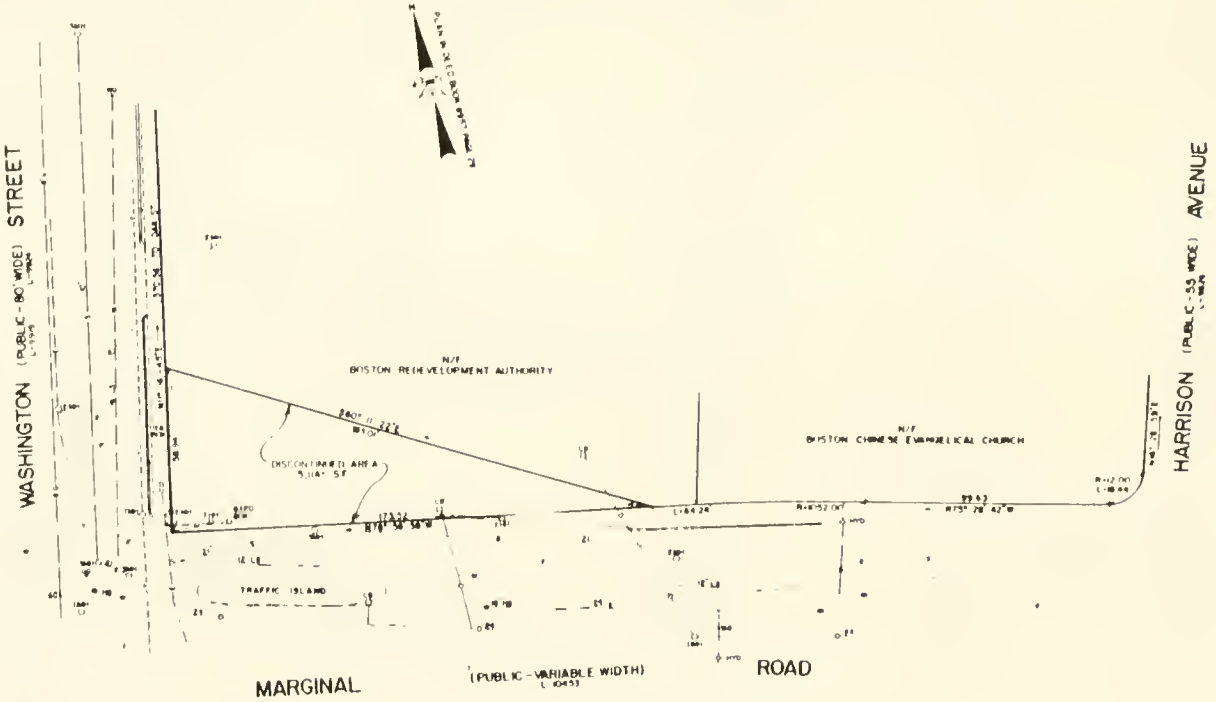
APPROVED

COMMISSIONER OF PUBLIC WORKS

PREPARED BY
THE BSC GROUP - BEDFORD, INC.
LAND SURVEYORS CIVIL ENGINEERS
16 NORTH ROAD BEDFORD MASS
COMPUTED BY D.J.FERRAND
DRAWN BY R.E.KIM
CHECKED BY D.J.FERRAND

CITY OF BOSTON PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
DISCONTINUANCE PLAN
PINE STREET
WASHINGTON ST TO HARRISON AVE
BOSTON PROPER
SCALE 1"=40'
FEET 0 20 40
METRES 0 5 10
BARON FOLSOM
DATE FEB 1986

EXHIBIT II - H



LEGEND

BTPD BOX	SIGNAL CONTROL CABLE BOX
CB	CATCH BASIN
DMH	DRAIN MANHOLE
EMH	ELECTRIC MANHOLE
FMH	ELECTRIC MANHOLE
FA BOX	FIRE ALARM BOX
GG	GAS GATE
HP	HIGH PRESSURE
HYD	HYDRANT
LP	LOW PRESSURE
MH	SEWER MANHOLE
TL	TRAFFIC LIGHT
TMH	TELEPHONE MANHOLE
WG	WATER GATE
— D —	UNDERGROUND DRAIN LINE
— E —	UNDERGROUND ELECTRIC CONDUIT
— G —	UNDERGROUND GAS LINE
— S —	UNDERGROUND SEWER LINE
— T —	UNDERGROUND TELEPHONE CONDUIT
— W —	UNDERGROUND WATER LINE

UTILITY NOTE

ALL UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-800-322-4844

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE INFORMATION AND BELIEF THAT

1) THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

2) THIS PLAN IS BASED ON AN ACTUAL SURVEY ON THE GROUND BETWEEN JANUARY 9 1989 AND MAY 5 1989 BY THE BSC GROUP BEDFORD INC

3) THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS OF THE PARCELS SHOWN ARE WITHIN THE LIMIT OF ACCURACY AS PRESCRIBED BY THE LAND COURT INSTRUCTIONS OF 1974

PROFESSIONAL LAND SURVEYOR

DATE

APPROVED

COMMISSIONER OF PUBLIC WORKS

CHECKED FOR GENERAL DESIGN AND CONFORMITY TO CITY STANDARDS

PUBLIC WORKS DEPARTMENT

PREPARED BY
THE BSC GROUP - BEDFORD, INC
LAND SURVEYORS & NORTH SHORE
CIVIL ENGINEERS REFORD WORKS

COMPUTED BY
DRAWN BY
CHECKED BY

PLAN SHOWING THE DISCONTINUANCE OF MARGINAL ROAD BETWEEN WASHINGTON STREET TO HARRISON AVENUE

CITY OF BOSTON PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
DISCONTINUANCE PLAN

MARGINAL ROAD
WASHINGTON ST TO HARRISON AVE
BOSTON PROPER

SCALE 1" = 20'

SUPERVISOR ENGINEER

EXHIBIT II- I

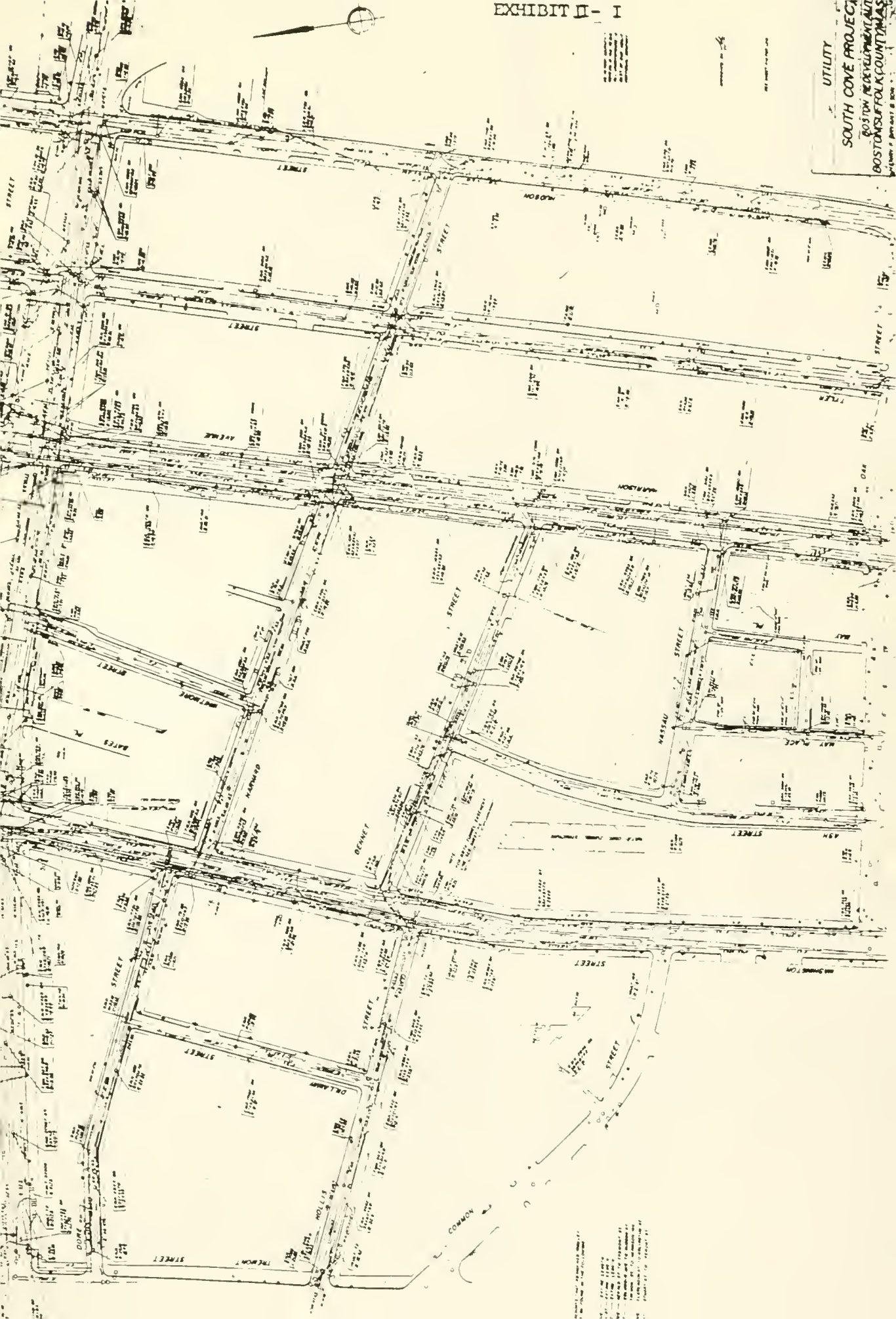

UTILITY
SOUTH COVE PROJECT
BOSTON REDEVELOPMENT AUTH
BOSTON SUFFOLK COUNTY MASS
HUDSON
STREET
TYLER
AVENUE
HARRISON
OAK
MAY
MAY PLACE
NASSAU
ASH
WHITMORE
BATES
HARVARD
BENNET
MASHINGTON
DELAWARE
HOLLIS
COMMON
DORE
TREMONT

EXHIBIT II- J

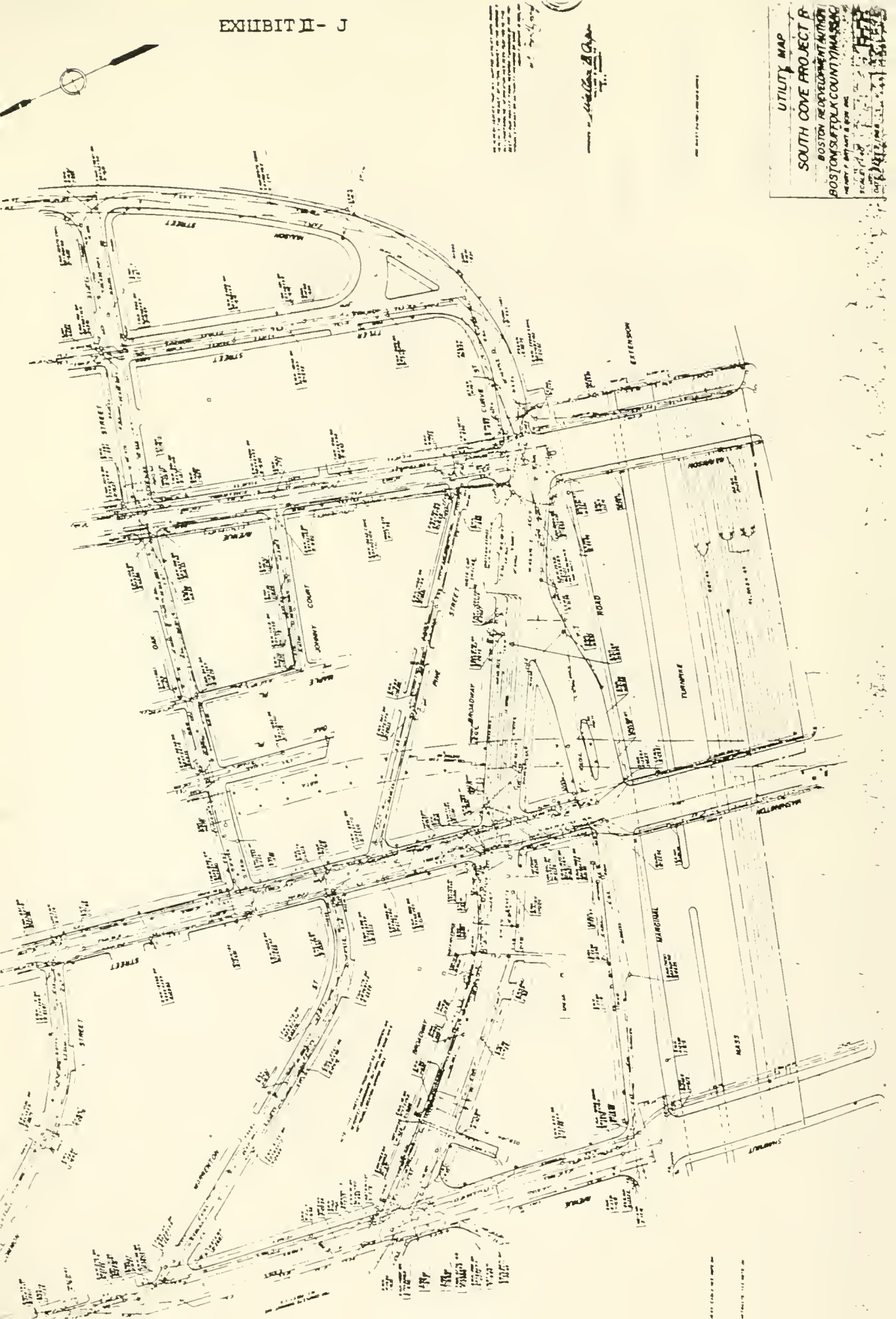
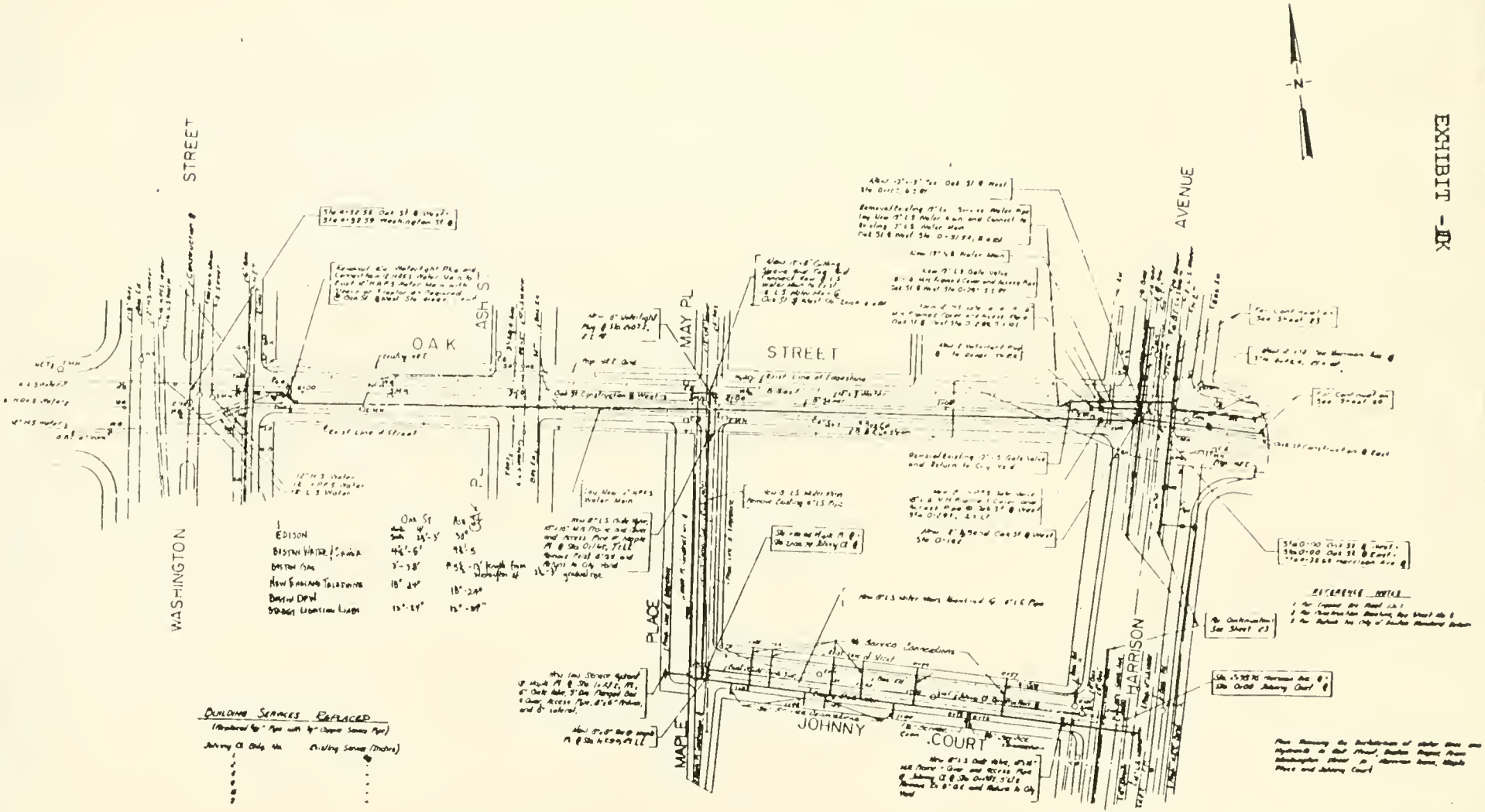

UTILITY MAP
SOUTH COVE PROJECT
BOSTON REDEVELOPMENT AUTHORITY
BOSTON (SUFFOLK COUNTY) MASSACHUSETTS
MALDEN STREET
TYLER STREET
EXTENSION
CURVE ST
OAK
JOHNNY COURT
PINE STREET
BROADWAY
ROAD
TURNPIKE
MARGINAL
MASS
WARRENTON
STREET

EXHIBIT -IX



WATER

BOSTON REDEVELOPMENT AUTHORITY

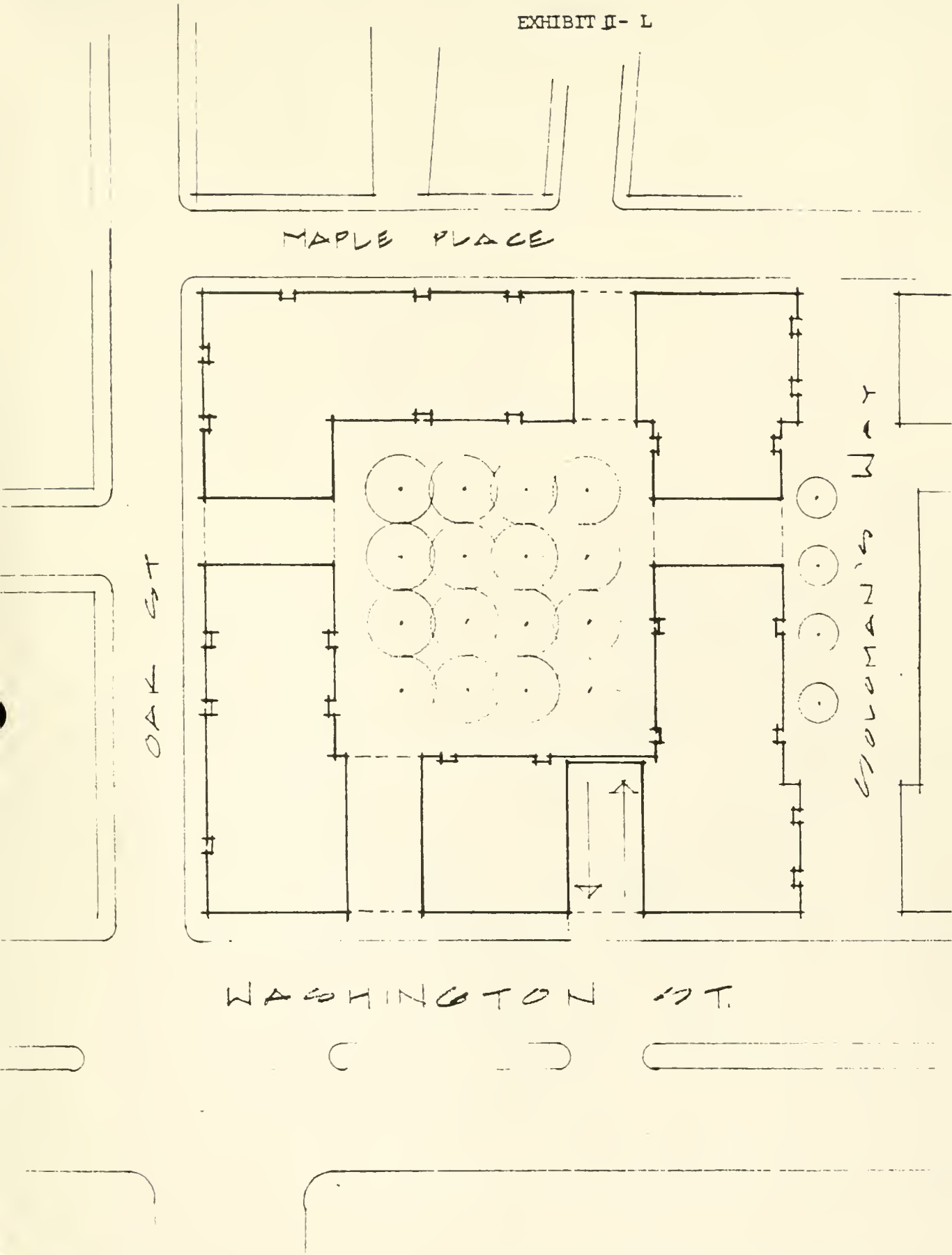
SITE PREPARATION - CONTRACT

OAK STREET
JOHNNY COURT AND MAPLE PLACE

MAIN

25 OF

EXHIBIT II- L



WOO & WILLIAMS 497 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139	CHINATOWN PARCEL F3-F3A 2		
	DATE 11.16.88	SCALE 1" = 40'	DRAWN BY DTZ

EXHIBIT II - M

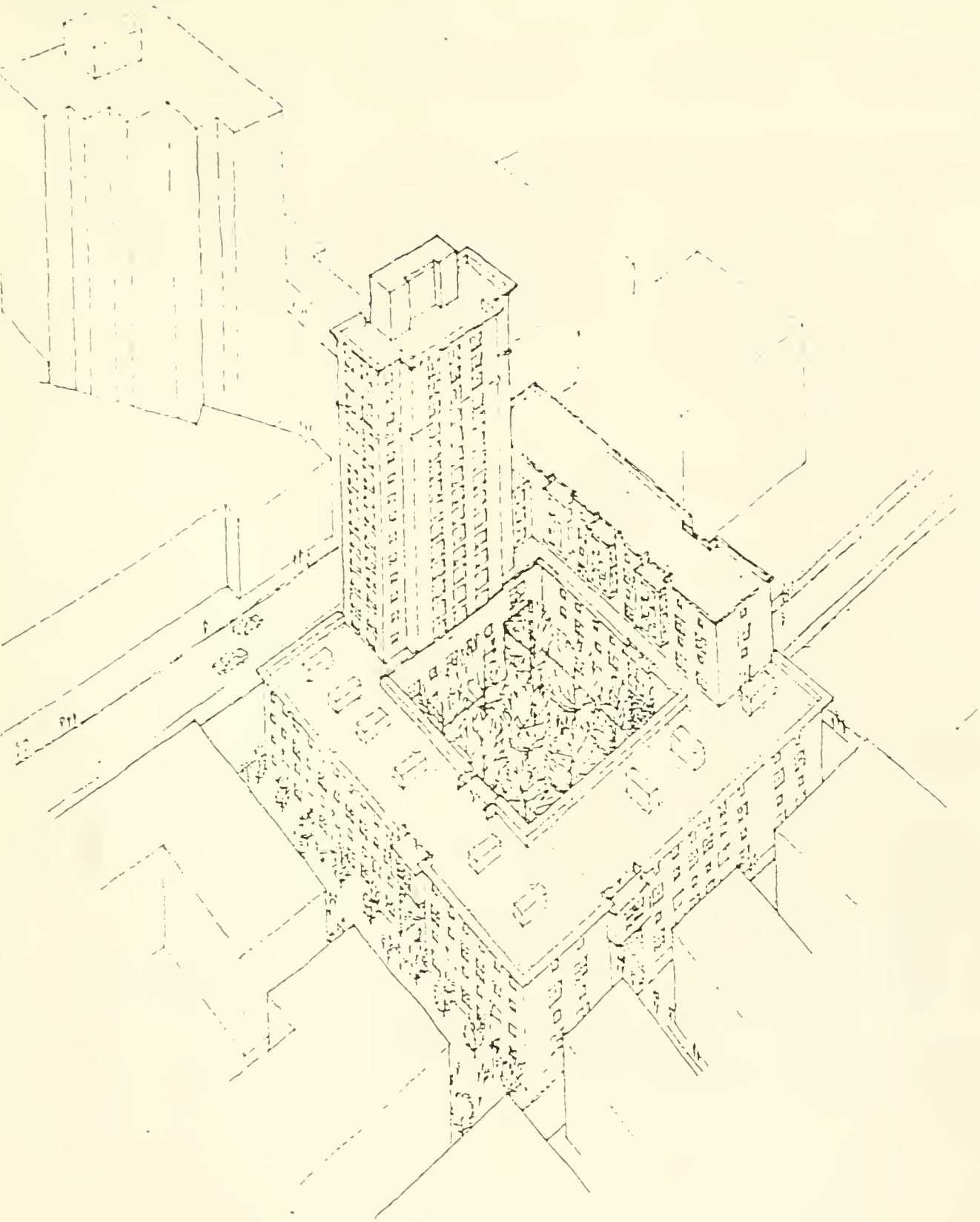
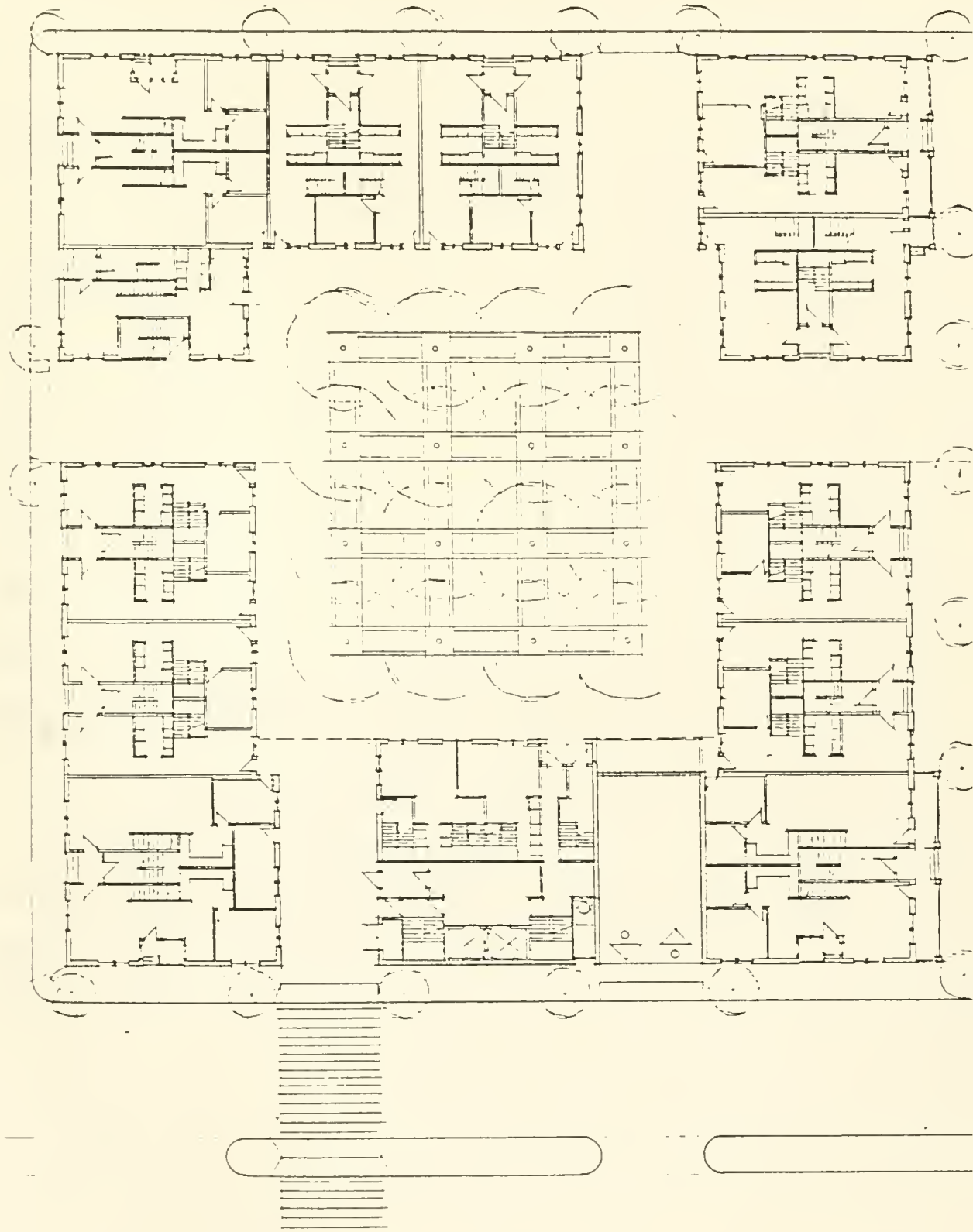


EXHIBIT II- N

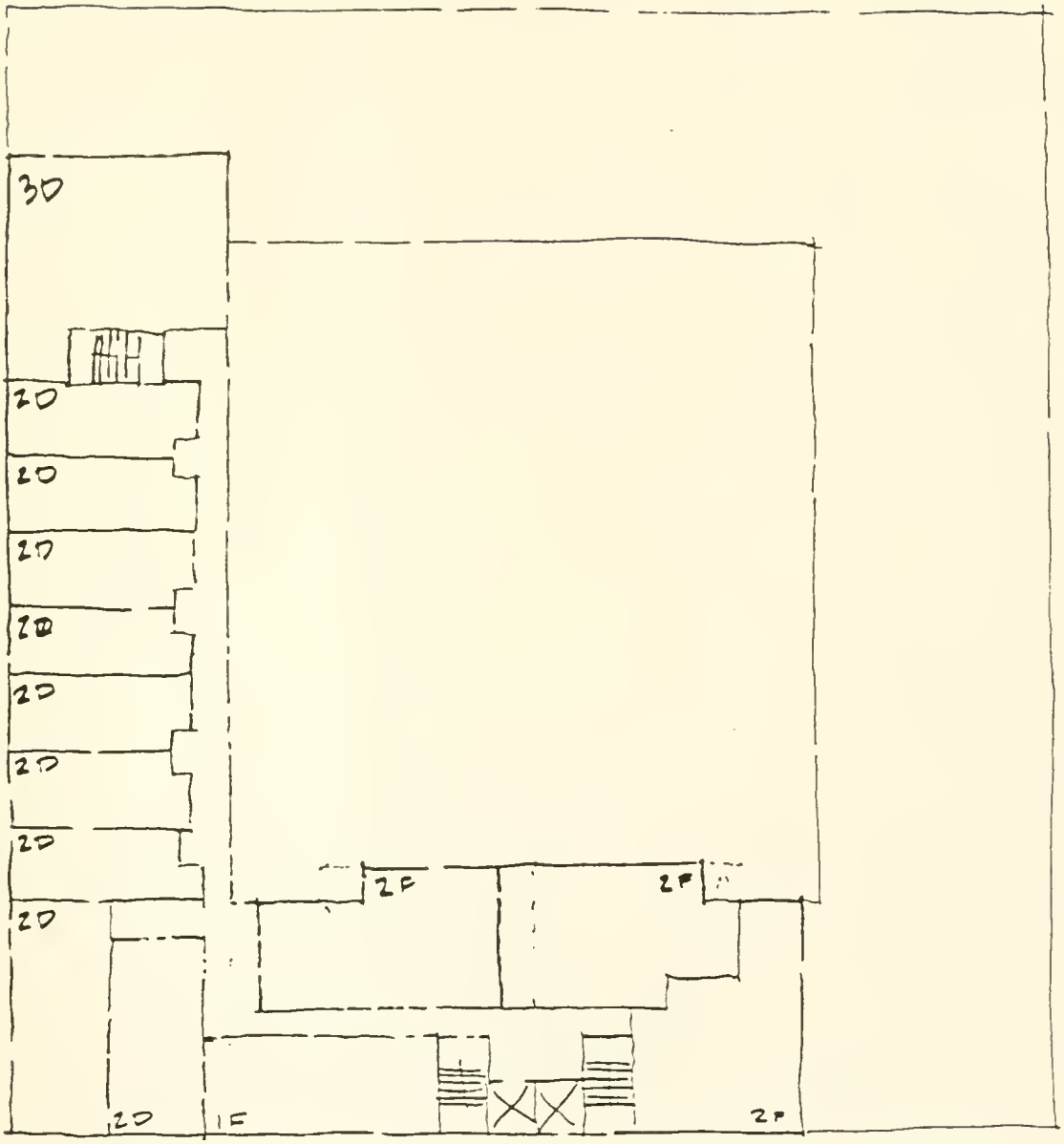


WOO & WILLIAMS
497 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

GROUND FLOOR PLAN

DATE	SCALE	DRAWN BY
NOV 11 1988	NA	

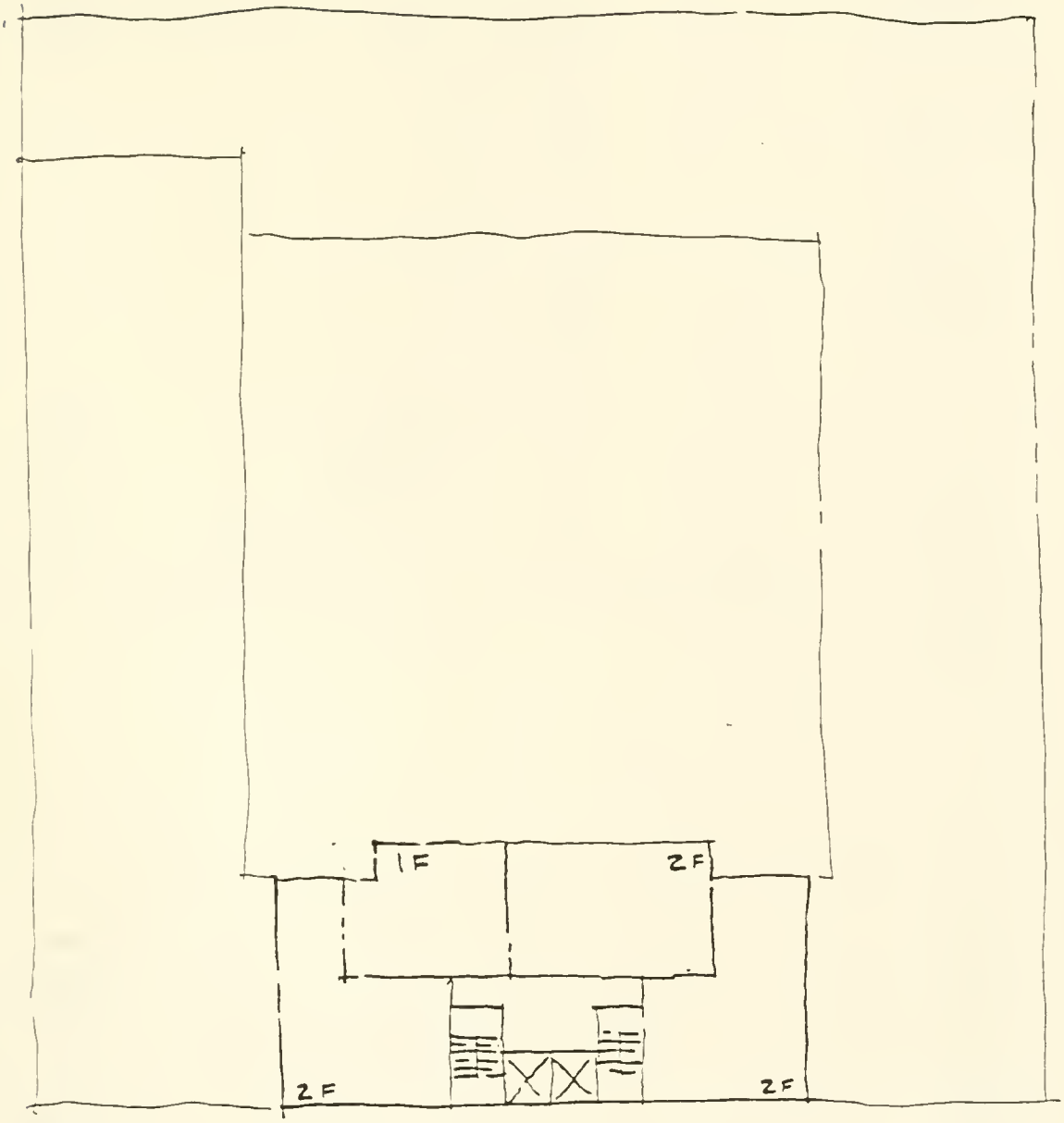
EXHIBIT II - O



FLOOR PLANS

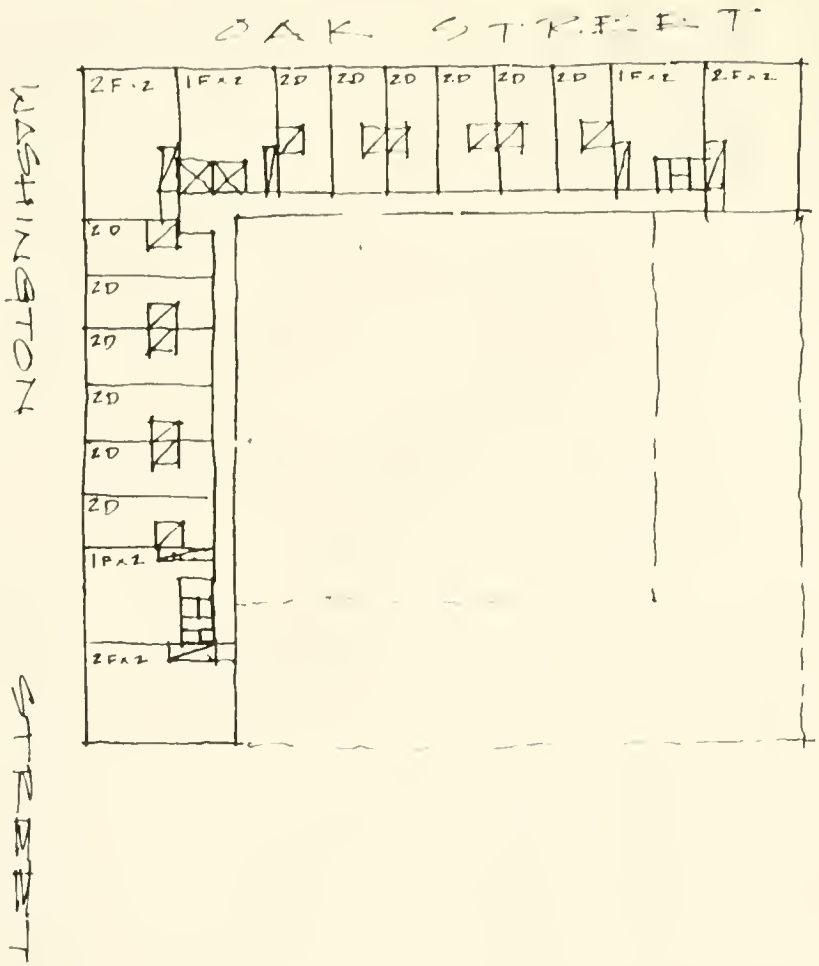
WOO & WILLIAMS 497 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139	FLOOR PLANS 5-8		
	DATE NOV 1 1 1988	SCALE NA	DRAWN BY

EXHIBIT I - P



9TH – 18TH FLOOR PLANS

WOO & WILLIAMS 497 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139	FLOOR PLANS 9-18		
	DATE NOV 11 1999	SCALE NA	DRAWN BY dbl



WOO & WILLIAMS 497 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139	R3-R3A 2 TYPICAL UPPER FLOOR.		
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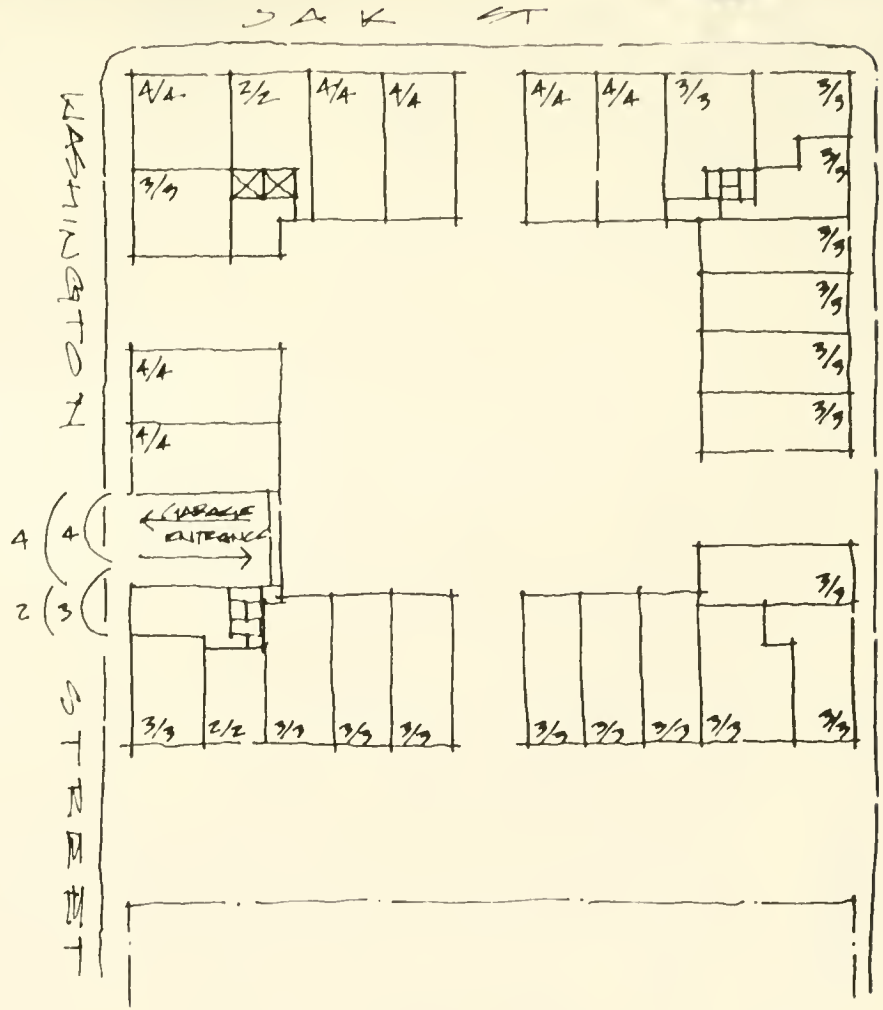

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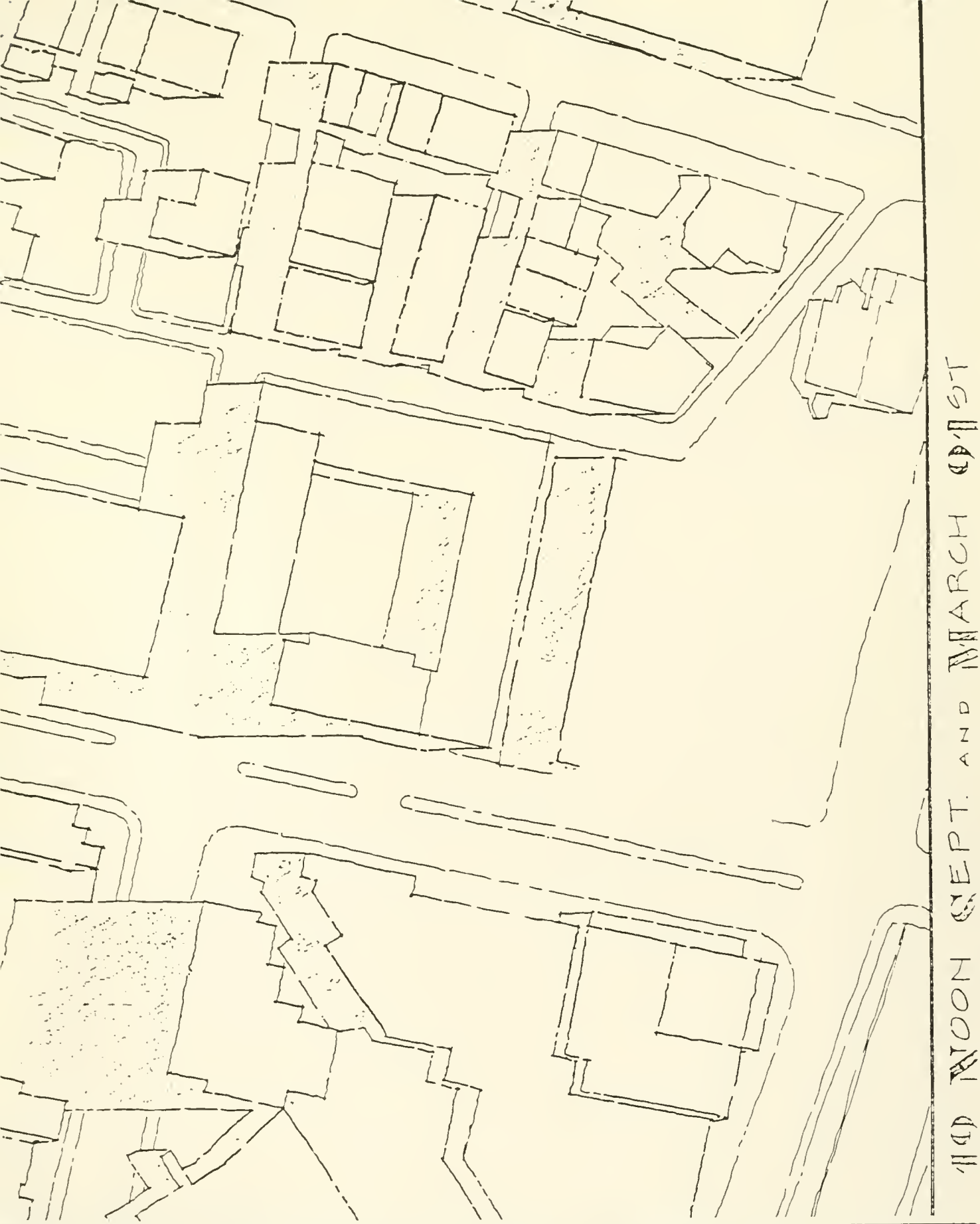
EXHIBIT II - 8



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DATE	SCALE	DRAWN BY
	NA	

5

EXHIBIT II - R

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DATE	SCALE	DRAWN BY	
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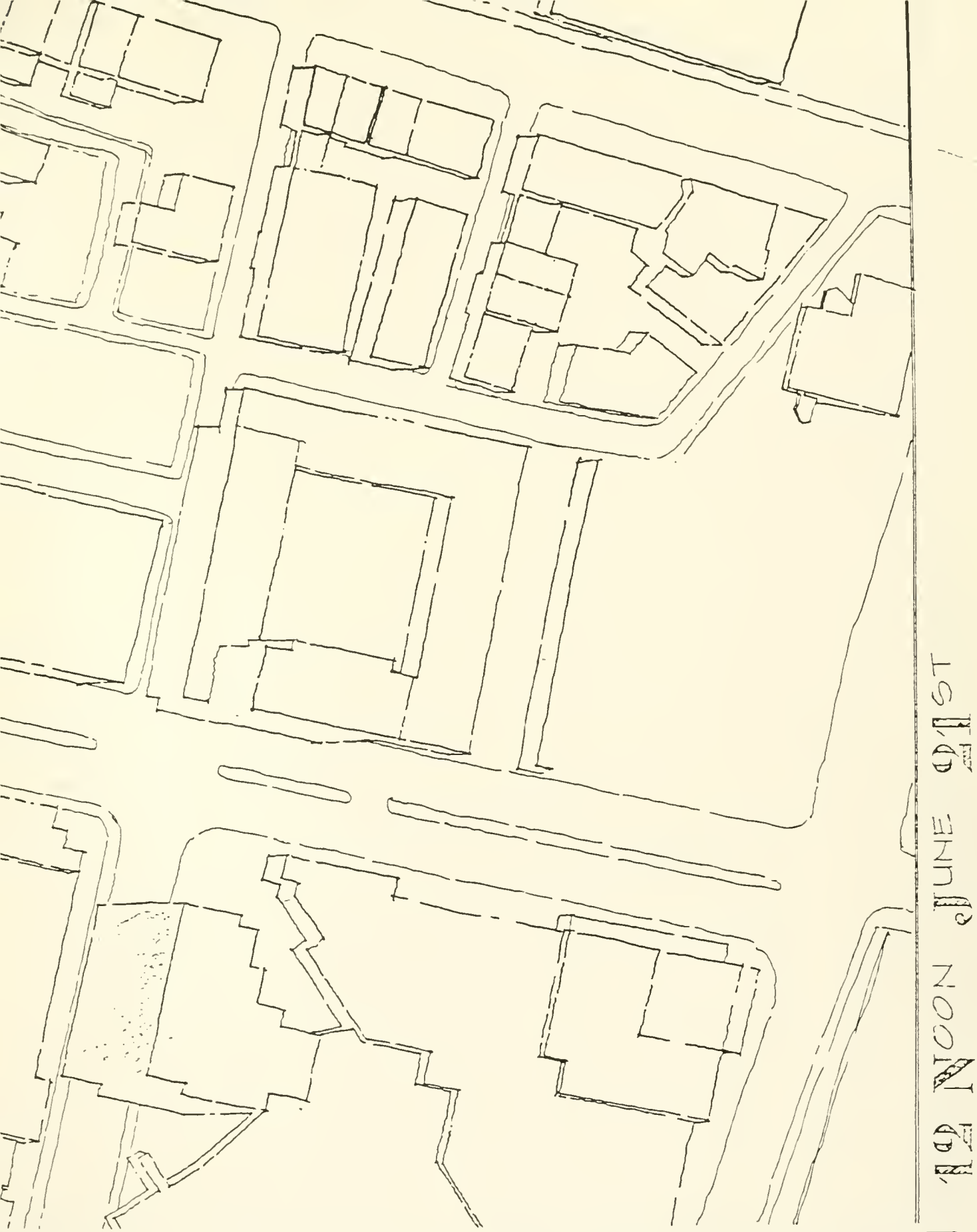

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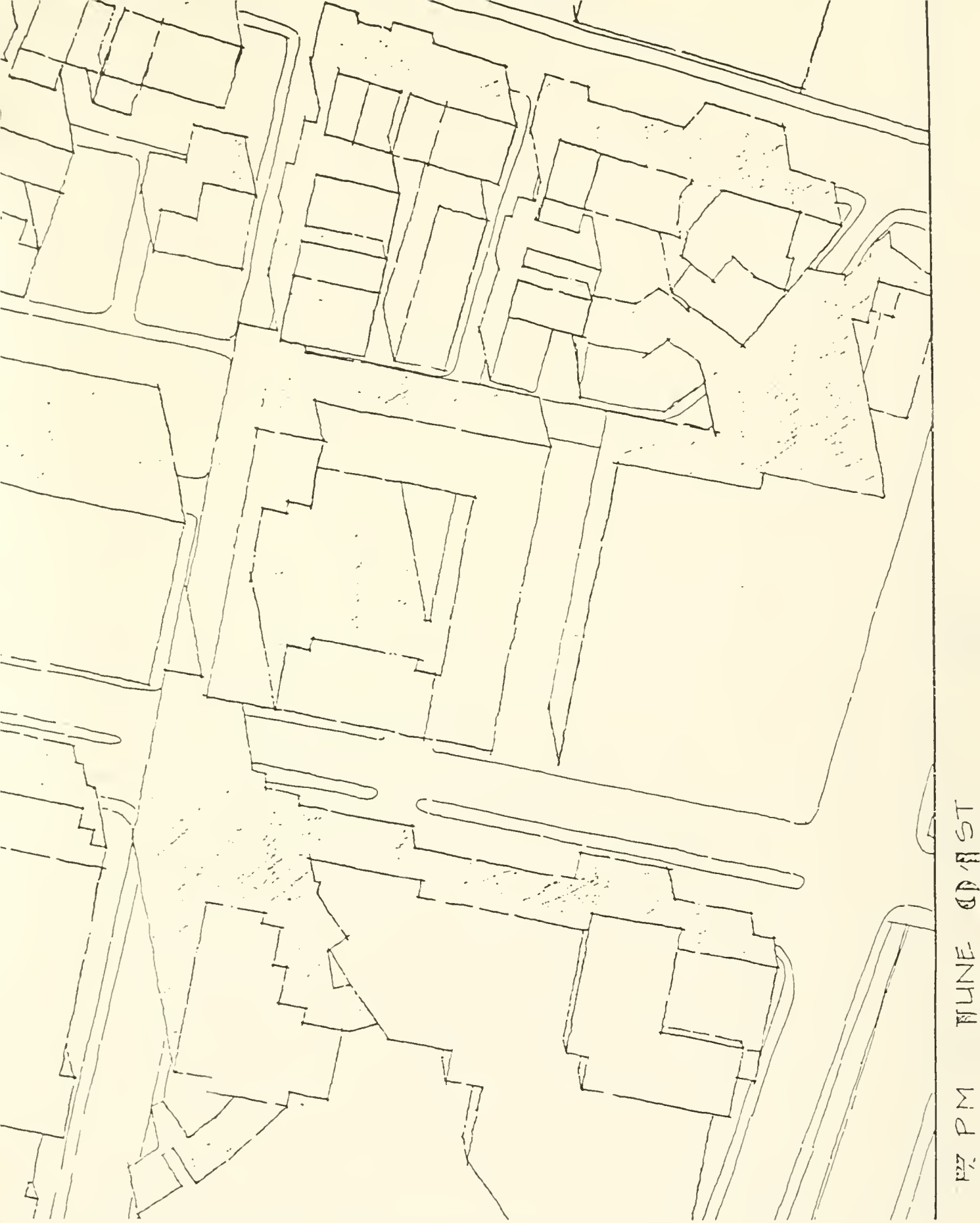

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SHADOW STUDY

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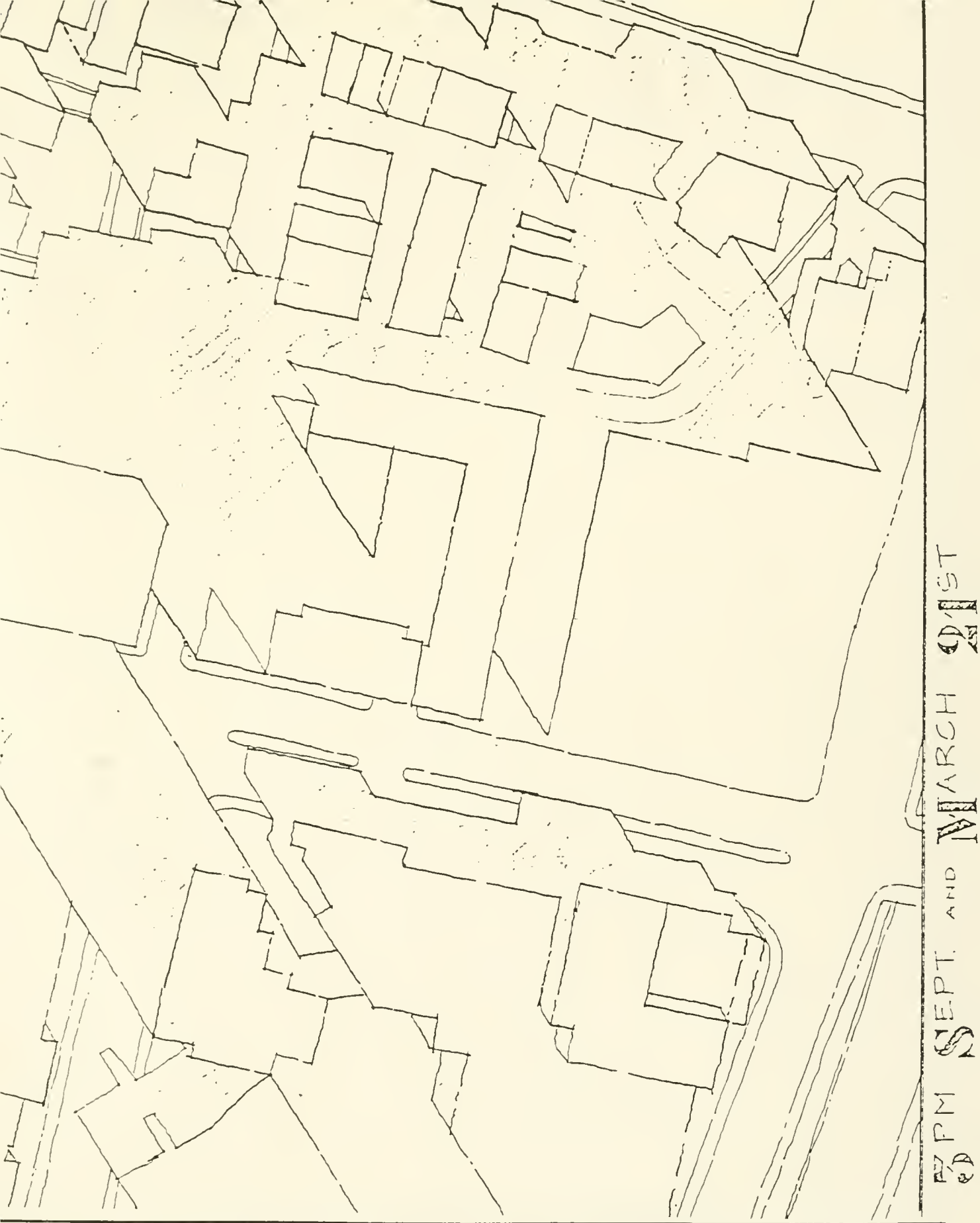

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EXHIBIT II - W

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DATE NOV	SCALE NA	DRAWN BY	4

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